

Pretty 2 bedroom cottage in secluded location with good sized-garden.



INFORMATION

Town:	Saulnay
Department:	Indre
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	744 m2

IN BRIEF

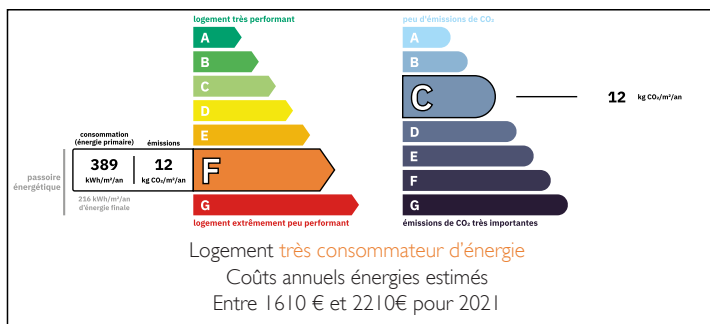
Charming country cottage tucked away in a hamlet in the sought-after Parc de la Brenne, a regional nature park renowned for its wildlife and outdoor sports activities.

The property offers 2 bedrooms with a further single bed on a generous landing space.

Downstairs is a cosy living room with wood burner, dining room with French windows leading to a terrace and garden beyond and a kitchen.

The house is located at the end of a grassy cul-de-sac. There is plenty of room for off-road parking, and a small stone built shed opposite,

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Through the front door you enter the cosy living room with its wood burner and exposed beams, which are a feature throughout the house, and beyond to the dining room with access to the garden.

To the right of the living room is a light and airy kitchen with bathroom beyond, which also houses a utility area.

At the top of the stairs turn left to the master bedroom with tommettes and exposed beams. Turn right across the generous landing and on into the 2nd bedroom with views.

There are electric radiators throughout. The house is double glazed, apart from the bathroom.

Mézières-en-Brenne, with its local amenities is about 10 minutes away and Châteauroux, the capital of Indre is 35 minutes away with its train station with links to Paris in 2 hours.

Poitiers airport is less than 90 mins away, Limoges airport is just over 90 mins, and Tours airport is 80 mins.

Across the grassy drive is an outhouse for logs etc. At the rear of the property is a good sized garden with countryside views, mainly laid to grass.

The property is ready to move into and has been renovated to a high standard.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>