

Lovely traditional house on the ground floor with attic. Conforming septic tank, terrace and wooded land.



## INFORMATION

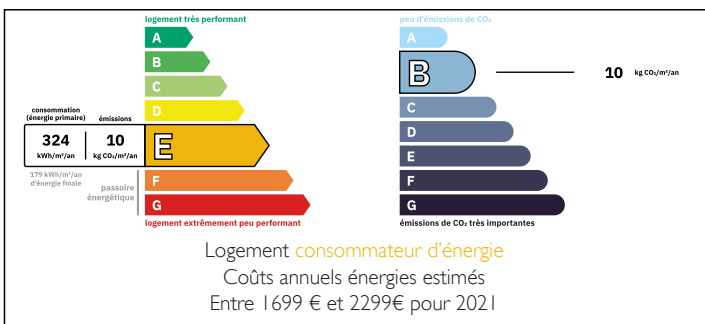
Town:	Vicq-Exemplet
Department:	Indre
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	1387 m2



## IN BRIEF

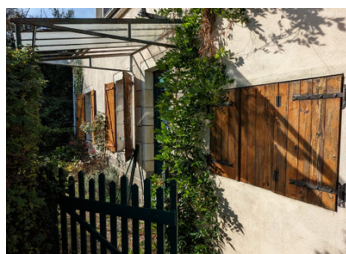
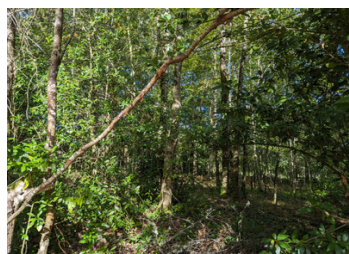
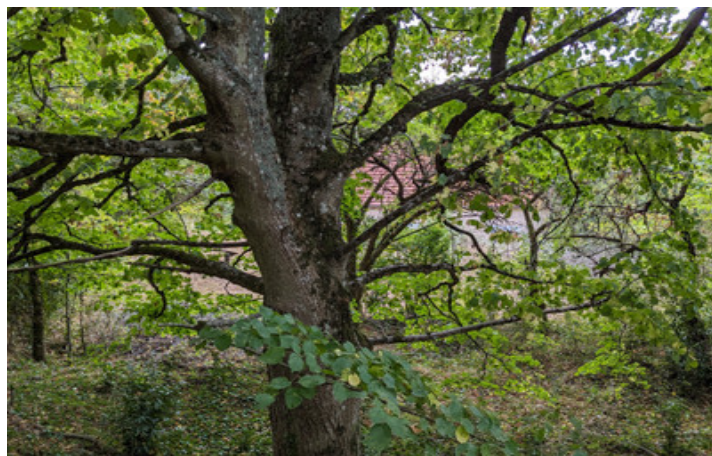
This wonderful hamlet property is only minutes from the charming small village of Vicq-Exemplet, with its restaurant and bar. Much work has already been done here to create a comfortable, feel-good home – double glazing, wood burner, insulation and new septic tank. There is a lounge, a spacious kitchen/dining room, a large double bedroom with original tomette floor tiles, a single bedroom, and a bathroom, all on the ground floor. Stairs lead to the fabulous attic space, which is crying out to be converted, subject to planning.

## 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.



## DESCRIPTION

Outside, the pretty garden includes off-road parking space, a superb patio terrace at the back of the property accessed directly from the kitchen, and a heavenly wooded area, full of wildlife.

An ideal permanent home or fantastic holiday retreat, this characterful property offers a great opportunity for new owners to make their mark. It is situated less than 10 kms from Le Châtelet's full range of services – supermarket, post office, hairdresser and schools – and lies in the beautiful Berry region of central France, an area much loved for its history, romance, chateaux and gardens. Le Prieuré d'Orsan, considered to be one of the most beautiful gardens in France, is less than 10 minutes up the road.

Please ask for more information and photos.

Property measurements are approximate.

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

## LOCAL TAXES

**Taxe foncière: 104 EUR**

## NOTES