

Two unique houses, barns and land, just 2 minutes from La Châtre. Price Negotiable.

## EXCLUSIVE



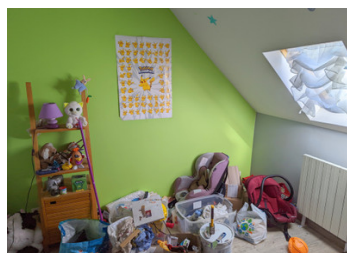
## INFORMATION

Town:	Montgivray
Department:	Indre
Bed:	5
Bath:	2
Floor:	130 m2
Plot Size:	8526 m2

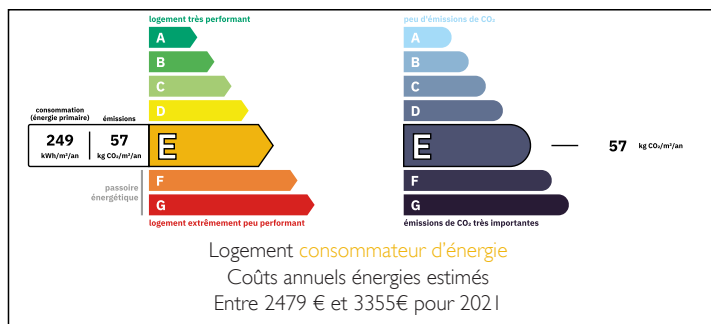
## IN BRIEF

Within easy reach of the charming small town of La Châtre, with its medieval buildings, cobbled streets, shops, bars and restaurants, this vast property consists of 2 houses, barns, cellars, a garage, and land.

On a road link to Châteauroux (40 minutes), where there is an airport and a mainline train station with direct trains to Paris, further services and department stores are readily accessible.



## 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

**First House** – This is a wonderful, renovated, character home, with a large open-plan lounge/diner, a kitchen with fireplace, utility room, and two separate staircases. One leads to a private ensuite bedroom, and the other leads to two further bedrooms and a shower room. The house has electric shutters and double glazing.

**Second House** – Adjacent to the first house, renovation works have started, with new electrics and double glazing. This house has a kitchen/diner, lounge, and 2 bedrooms on the ground floor, with a beautiful attic upstairs.

**Outside** – The building has several cellars and a magnificent, large barn with stable attached. There is a garden at the back which leads to a lovely chemin with countryside walks, and across the road at the front, a garage and nearly 2 acres of land.

These two houses offer so many opportunities, from providing space for an extended family, to starting a gîte or rental business taking advantage of the fast transport links.

Please ask for more information and photos.

## LOCAL TAXES

**Taxe foncière:** 790 EUR

**Taxe habitation:** EUR

## NOTES

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