

Characterful 1 bed stone cottage with a courtyard, large barn and garage



INFORMATION

Town:	Bossay-sur-Claise
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	664 m2

IN BRIEF

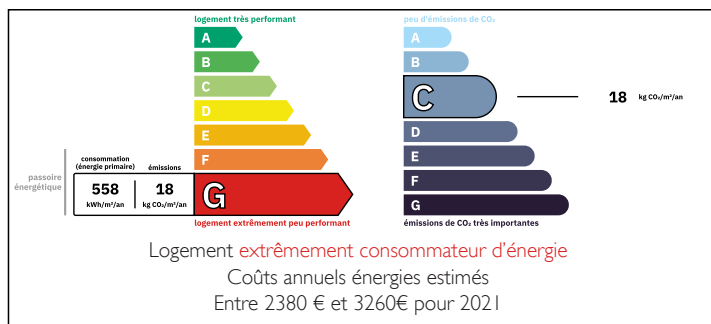
This charming one bedroom cottage is full of original character features and sits in a hamlet close to the lovely little town of Bossay sur Claise in the south of the Indre et Loire, which has a bakery and regular market and is only a few minutes from Preuilly sur Claise which has most amenities including a bar, bakery, bank etc.

It currently consists of a large living room with feature fireplace and bread oven, a large bedroom, an office space and a family bathroom. There is a courtyard garden with a garage and large barn facing the cottage.

The hamlet is around 35 km from the nearest TGV station and A10 motorway at Châtellerault and approximately 1hr from 2 Ryanair served airports (Poitiers and Tours), as well as only between 4 and 6 hours drive from...

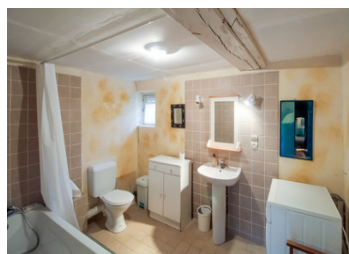


ENERGY - DPE



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

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It consists of a large living room with an open fireplace and bread oven, a flagstone floor and exposed wooden beams. Next comes another large room, currently used as a bedroom, though you might want to change that as currently there isn't a kitchen, that or you could add a corner kitchen to the living room. There is another room off the current bedroom with an old manger built into the wall, white painted beams and hand made floor tiles, which could also be used as a bedroom and has the bathroom directly off it, so would then be an ensuite bathroom.

The property also comes with a large barn, which looks ripe for conversion, should permission be obtained and a garage, each with a footprint of around 80m², and also a courtyard garden area.

Access will need to be created/ discussed as the property currently forms part of another and will be divided for the sale.

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LOCAL TAXES

Taxe habitation: EUR

NOTES