

Lovely 5 bed house set in nearly 2 acres with pool and river frontage



INFORMATION

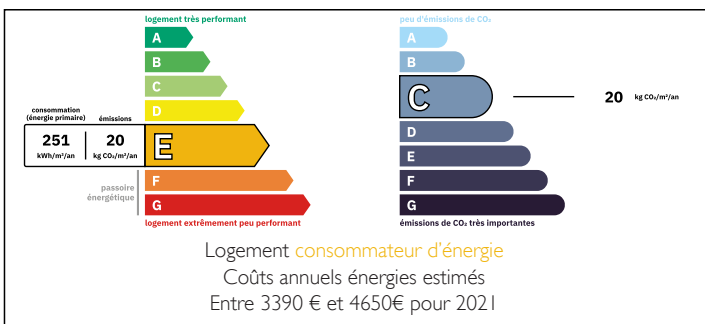
Town:	Martizay
Department:	Indre
Bed:	5
Bath:	3
Floor:	221 m2
Plot Size:	7177 m2

IN BRIEF

This lovely 5 bed property is set in around 2 acres of parkland with a pool and 60m of river front and offers a fantastic opportunity to enjoy the wildlife of the Brenne National Park, home to Europe's only freshwater turtle habitat and all of the tranquility of this region. The perfect spot for any twitcher or angler. The town of Martizay has amenities including a butchers, delicatessen, local shop and bar/restaurant etc. and is approximately 45km from the TGV station at Châtellerault (with Paris or Bordeaux taking around 1hr 30mins), 55km from Chateauroux airport and TGV station, 80km from Poitiers airport and 120km from Limoges international airport, as well as only between 4 and 6 hours drive from the main channel ferry ports.



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 foncière: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property comprises an entrance hall, a kitchen diner, a large living room with a woodburner set in a feature fireplace, a utility room, shower room and another room currently used as a workshop that could easily be used as a bedroom if required. On the first floor there is a landing with access out on to the balcony overlooking the river. Leading from the landing off to the left is a self-contained apartment with a large living room with kitchen/diner (again with access to the balcony), 2 bedrooms (1 of which has access to the balcony) and a bathroom. A corridor leads off to the right from the landing and gives access to 3 good sized bedrooms (again 1 of which has access to the balcony) and a family bathroom. To the outside of the property there is a covered parking area, an enclosed swimming pool terrace, a boiler room with pool filtration system, a greenhouse, veg plot, fishing hut and a large barn. This lovely 5 bed property is set in around 2 acres of parkland with a pool and 60m of river front and offers a fantastic opportunity to enjoy the wildlife of the Brenne National Park, home to Europe's only freshwater turtle habitat and all of the tranquility of this region. The perfect spot for any twitcher or angler. The town of Martizay has amenities including a butchers, delicatessen, local shop and bar/restaurant etc. and is approximately 45km from...