

Charming traditional 2 bedroom village property with an enclosed garden, large garage and workshop



## INFORMATION

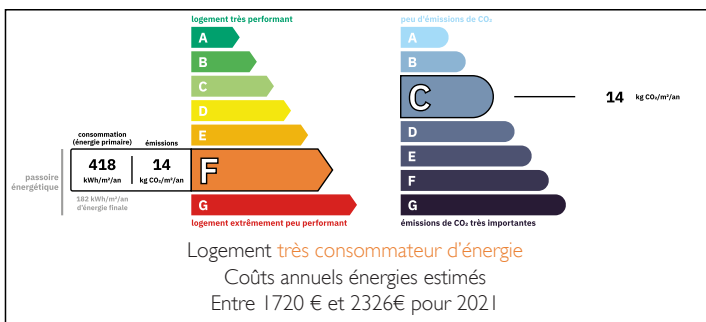
Town:	Saint-Aubin
Department:	Indre
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	184 m2

## IN BRIEF

This charming traditional cottage is located in the village of Saint-Aubin on the Cher/Indre border, the village is surrounded by forest and the ideal location for a holiday home. This area is rich with many local châteaux, forests, lakes and walks but also has easy access to all transport links at Bourges or Chateauroux. Also approximately 10 km from the town of Issoudun where you will find all of the amenities.



## 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

The ground floor of the property consists of a large living/dining room with fireplace (5.6m x 5.8m) ,a small hallway leading to the first floor, kitchen (2.7m x 3.1m), pantry and toilet. The kitchen has double doors leading out to the enclosed garden and access to the garage.

The first floor has 2 bedrooms (4m x 2.9m and 2.8m x 4.3m) and a shower room (2m x 1.5m)

The house has wall mounted electric heaters but the current owners have primarily used the open fireplace in the living room.

The large garage/workshop measures 5m x 9m, it is in excellent condition and can be accessed via the road or the garden.

All measurement 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: 432 EUR

Taxe habitation: EUR

## NOTES