

Spacious renovated 3 bed country property near Lucay-le-Male, bucolic setting. Fantastic opportunity.

EXCLUSIVE



## INFORMATION

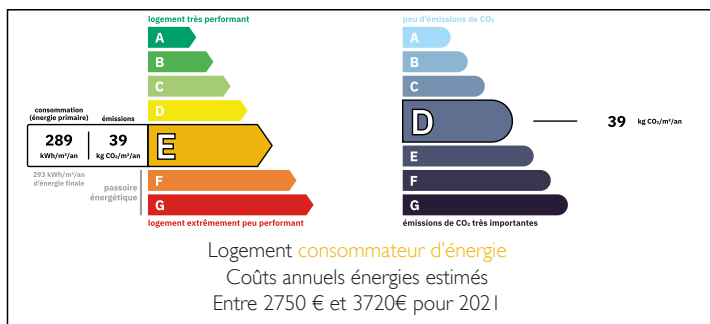
Town:	Luçay-le-Mâle
Department:	Indre
Bed:	3
Bath:	2
Floor:	182 m2
Plot Size:	6134 m2

## IN BRIEF

A very well maintained property, located in a quiet hamlet just outside the village of Lucay-Le-Male. The property is approached by a lane through fields and is south west facing. There is an open garage, summer kitchen and large building housing an old bakery, old cow shed and garage, all suitable for renovation. There is also a summerhouse on the property and plenty of parking in front of the house. The large and very private garden is full of fruit trees including plums, walnuts, pears and apples.



## 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

On entering the property you immediately notice the large spaces with high ceilings (2.8m). The hallway (8 m<sup>2</sup>) has a large cupboard and solid wooden staircase to the first floor. The property has lots of original features. As well as the original terracotta floor tiles, there is an old stone alcove by the door with the original metal shelf which was used to store the water drawn from the outside well. The dining room (23 m<sup>2</sup>) opens off the entrance hallway and there is a large cupboard under the stairs. Two large windows flood the dining room with light. As well as radiators, the room has a very efficient wood burner.

A half glazed door leads through to a large downstairs bedroom (19 m<sup>2</sup>) with two large windows overlooking the delightful mature rear garden. A second half glazed door leads from the dining room to the kitchen.

The fully fitted kitchen (11 m<sup>2</sup>) has an integrated hob and built in oven and a large porcelain sink. There is space for a dishwasher and an American style fridge/freezer. A door leads to the utility room/WC (4.2 m<sup>2</sup>) with plumbing for a washing machine. (There is a blocked up door from the utility room to the adjoining bedroom- possibilities here for a shower room ensuite to the bedroom). A glazed door leads from the kitchen on to the terrace with views over the garden.

From...

## LOCAL TAXES

**Taxe foncière:** 1053 EUR

**Taxe habitation:** EUR

## NOTES