

Ref: A29328MED36

Price: 120 000 EUR

agency fees to be paid by the seller

Pretty 3 bed cottage with magnificent views near Palluau-sur-Indre.



INFORMATION

Town: Palluau-sur-Indre

Department: Indre

Bed: 3

Bath: 2

Floor: 147 m2
Plot Size: 2361 m2









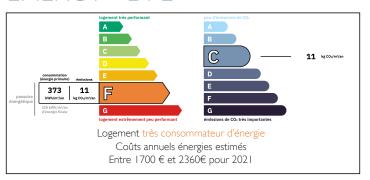




IN BRIEF

Exceptional opportunity to buy a slice of pretty French countryside! The house has a decent garden but the view down the valley, over agricultural land and woods, in front of the house is magical. There are places to linger with a coffee and just marvel at the view. Nearest neighbours are about 70m away. Dependences complete the package. This is a super little hideaway from the rigours of modern life. Level, hard-surfaced area for above ground pool, BBQ and seating etc. Mature landscaping.

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.





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LOCAL TAXES

Taxe foncière: 376 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The nearby town of Palluau-sur-Indre sits on a hill topped by a private chateau. Some facilities in the village including a depot de pain, cafe bar/tabac, post office and a few more. Supermarkets, restaurants and more commerce can be found in Chatillon-sur-Indre and Buzancais.

The whole house has a light and airy feel with plenty of space. This is a gorgeous place to rest awhile with the house, the view and the tranquility that you will find here.

• Ground Floor.

Three of the ground floor rooms have doors opening onto the front of the property towards the view. The kitchen (18m2) is big enough for a table and chairs as well as the basic essentials for cooking. To the right of the kitchen, the living room (26m2) has a further dining table, sofas and a glass-fronted wood burning stove. Next to the living room is a large room (34m2) to renovate with double-glazed doors opening out to the front of the property. Stairs from this room lead to the upper floor.

To the left of the kitchen is a lobby with small shower (2m2) with wc (4.7m2) and then a delightful dual aspect light and airy bedroom (12.4m2) looking out across the amazing views. This is the owners favourite spot to sit and ponder awhile. Double-glazed doors open out to the front.

There is a further space within the house perimeter which was probably a garage or animal fed store but could be included into the house...