

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

EXCLUSIVE



INFORMATION

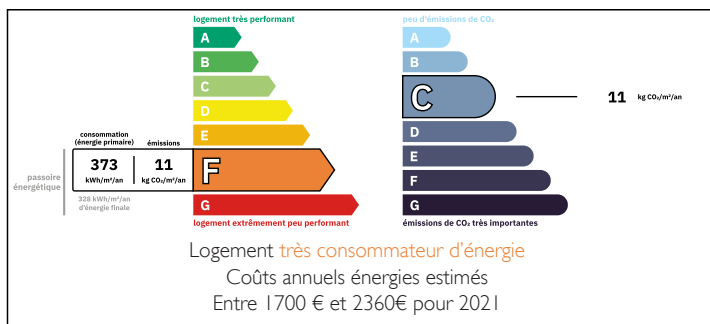
Town:	Palluau-sur-Indre
Department:	Indre
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	2361 m2

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



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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 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 feed store but could be included into the house...

LOCAL TAXES

Taxe foncière: 376 EUR

Taxe habitation: EUR

NOTES