

## 2 Bed cottage with conservatory, courtyard, annex and a garage



## INFORMATION

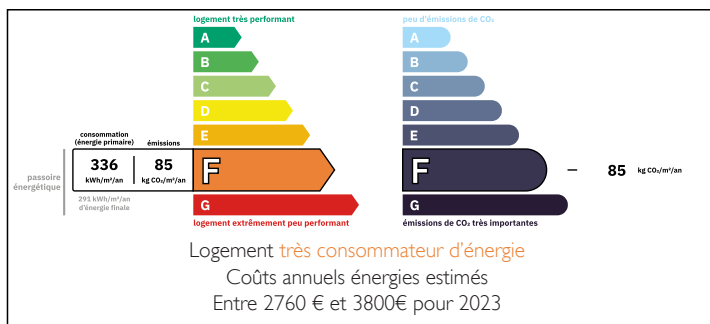
Town:	Martizay
Department:	Indre
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	264 m2



## IN BRIEF

This cosy cottage has been recently renovated to offer 2 bedrooms, one with an ensuite shower room and features a large living/dining room, conservatory and fitted kitchen on the ground floor and bedroom and landing on the first floor. It has a pretty enclosed courtyard with an annex, currently used for storage with parts dating back around 600yrs and also a garage. The property sits in a hamlet close to the town of Martizay, which has amenities including a butchers, delicatessen, local shop and bar/restaurant etc. and is approximately 45km from the TGV station at Châtelleraut (with Paris or Bordeaux taking around 1 hr 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: 375 EUR**

**Taxe habitation: EUR**

## DESCRIPTION

This cosy cottage has been recently renovated to offer 2 bedrooms, one with an ensuite shower room and features a large living/dining room, conservatory and fitted kitchen on the ground floor and bedroom and landing on the first floor. It has a pretty enclosed courtyard with an annex, currently used for storage with parts dating back around 600yrs and also a garage. The property sits in a hamlet close to the town of Martizay, which has amenities including a butchers, delicatessen, local shop and bar/restaurant etc. and is approximately 45km from the TGV station at Châtelleraut (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. The property benefits from mains drainage and an oil fired central heating system.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES