

Renovated Barn with 5 bedrooms, enclosed garden in small hamlet.

EXCLUSIVE

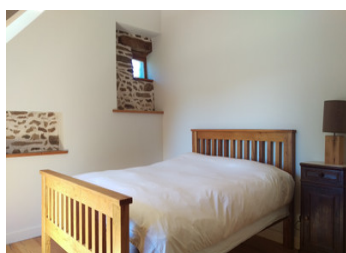


INFORMATION

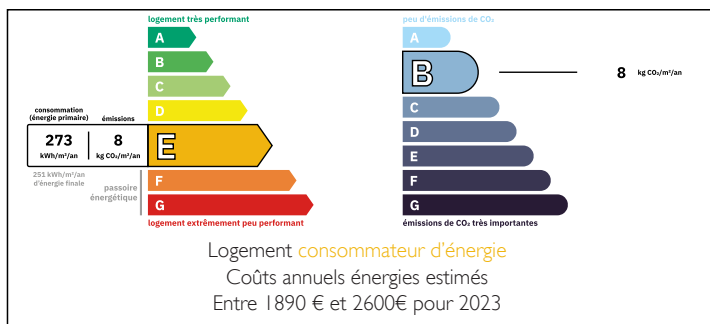
Town:	Lourdoueix-Saint-Michel
Department:	Indre
Bed:	5
Bath:	3
Floor:	140 m2
Plot Size:	2360 m2

IN BRIEF

Beautiful character stone barn conversion, situated in a peaceful hamlet near to the one of the most well-known villages in the area, Aigurande, 10mins by car, which has a supermarket, 2 Bar/restaurants, 2 bakers, a butcher, post office, DIY store and divers shops where you can do your daily shopping.



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 habitation: EUR

NOTES

DESCRIPTION

The property has beemany traditional features and a stunning full-height living-room with a mezzanine leading to the upstairs bedrooms.

The work for a central heating system has been carried out (Radiators and plumbing) but not connected to an actual Burner, as the choice of Burner has been left to the discretion of the new owners..

Fiber internet is available, ideal for remote working. The enclosed garden and terraces provide plenty of options for outdoor dining, and there is also an outbuilding used as a workshop and garage. The property comprises: -

On the ground floor: -

Fitted dining-kitchen (32m2) approx. equipped with electric oven, a gas hob and fridge/freezer. There is an open fireplace, tiled floor, beamed ceiling and stone walls.

Hall (3.3m) Leading to:

Bedroom (1) (13m2) wooden flooring.

Bathroom (7m2) Shower

A Full height living-room (56m2) approx. with the large French doors which open onto the front courtyard to the front of the building and another set of French doors opening out onto the enclosed garden. The impressive mezzanine and exposed roof trusses, beautiful exposed stone walls extending to full ceiling height, and the lovely wooden flooring makes this a stunning and bright room. There is a log burner in use.

From this room there is a staircase leading up to the 4 bedrooms.

First floor:

On this floor there are 3 large bedrooms, 10m2, 12m2, 15m2, a separate family bathroom (with bath, handbasin, and WC) and 4th bedroom with its own bathroom(5m2) (with shower, handbasin and WC)

Outside:

Garage/workshop (27m2)

Wood store and technical area.

Other: