

Super four double bedroom property in great decorative order with delightful south facing terrace and garden.

EXCLUSIVE



INFORMATION

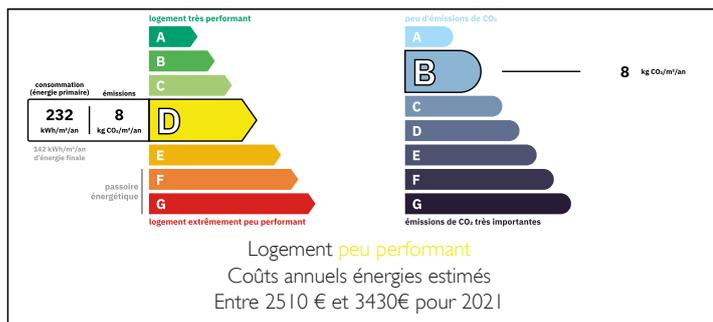
Town:	Langé
Department:	Indre
Bed:	4
Bath:	2
Floor:	119 m ²
Plot Size:	1149 m ²



IN BRIEF

Lovely four bedroom attached house, situated in a quiet part of the village of Langé, within walking distance of the excellent boulangerie. Large garden, south facing terrace and double glazing. All decorated to good standard so just bring your furniture and move in! In addition to the large attached garden, there is also an additional garden opposite with plenty of room for parking and perhaps a garage (subject to permission).

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

Entry to this delightful village property is via the sunny south-facing terrace and enclosed garden. The house has been regularly updated and appears in fine decorative order. Technical aspects have been updated as necessary and the house presents itself in good order. The local village provides a lovely boulangerie and other facilities are nearby.

- Ground Floor.

The first door from the terrace provides access into a neat entrance area (5m²) with doors into the fully equipped kitchen (11.3m²), the dining room (9.6m²) and the generous living area (26.6m²). In the living area there is plenty of space for a range of chairs as well as a TV area. At the side of the living area is a circulation area with a wood pellet burner and doors leading to a double bedroom (9.5m²), modern shower room (2.8m²) and separate toilet (3.8m²) – a downstairs bedroom is really useful if you have elderly parents or friends coming to stay.

The kitchen leads through to a spacious utility/laundry area (8.1m²) with hot water cylinder, walk-in pantry and plenty of storage. Imagine yourself having a delightful lunch on the terrace or a dinner party for your friends in the dining room – this kitchen has everything you need to provide a great time for you and your friends

The dining room is accessed directly from the entrance hall and has a staircase leading up to the first floor. The staircase leads to a landing area (8.8m²) with built in...

LOCAL TAXES

Taxe habitation:

EUR

NOTES