

Exceptional Property of High Quality, 4-bedrooms, large living spaces, Land, Lake, Views, Outbuildings.

EXCLUSIVE



INFORMATION

Town:	Sazeray
Department:	Indre
Bed:	4
Bath:	3
Floor:	0 m2
Plot Size:	8227 m2

IN BRIEF

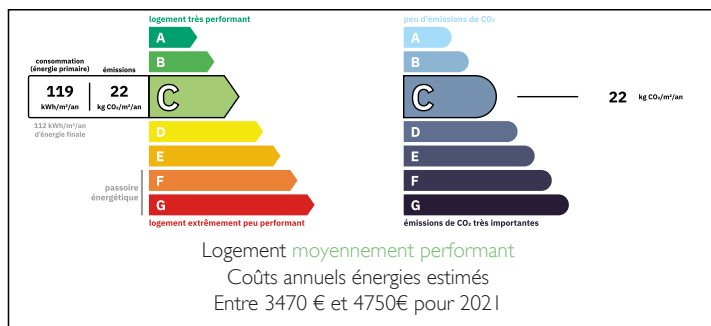
This unique property, situated in a characterful village setting, offers a community atmosphere in authentic, rural tranquillity.

Not far from the pretty, rural and historic town of Saint-Sévère-sur-Indre, famous for its Château with 13th Century tower, Medieval Arch and market hall and Jacques Tati, a French cinematographer, who shot his first film "Jour de Fête" (1949) in Sainte-Sévère, you will also find the local bakers, convenience store, and a couple of bars and restaurant.

Two further, and larger towns of La Châtre and Boussac are within easy reach, and offer all the usual amenities including farmers markets, shops, bars and restaurants.



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

This beautifully renovated, stone property, combines historic charm with modern comfort. Designed by an architect, it has been expertly renovated to preserve all its original character, whilst incorporating contemporary living.

From hard wood double glazing and electric shutters, to under floor heating in the main family living room, gas central heating and all oak carpentry, this property would be a great opportunity for a personal retreat or investment.

The bespoke, oak front door, opens into a spacious hall, with to the right, an extremely generous, family living area. With open-plan kitchen to one end, with all modern appliances, and space for a farmhouse table in the middle and cosy lounge area to the other end, with wood burner. There is a pantry off this area, handy storage space.

The other side of the hallway gives access to a large dining room with porcelain tiled flooring, and a large laundry and pantry room, and shower room and WC, and access to the garden.

Beyond the dining room, a lounge with a second wood burner and another good-sized room, which is used as a bureau and sports room, but would also make a large downstairs bedroom or office.

Upstairs, an exceptional master suite with walk-in dressing area and bathroom with separate shower and WC, and to the other side of the landing, three large bedrooms, each with fitted cupboards and a family shower room and WC.

There are multiple well-maintained outbuildings, which provide extensive storage and workshop space with potential...

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES