

Project to finish - 2/3 bedroom property with natural swimming pool installed



## INFORMATION

Town:	La Buxerette
Department:	Indre
Bed:	0
Bath:	0
Floor:	100 m2
Plot Size:	755 m2

## IN BRIEF

Potentially a 2 / 3 bedroom property with a lot of the major works completed.



## ENERGY - DPE

DPE not required.

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 detached house has had a lot of the major works completed. It is left in such a way that it allows the new owners to really make it their own.

Downstairs it comprises of: Entrance into large kitchen/diner with fireplace and double doors out to the back garden. Off of here is a lounge with windows to front. A door leads through to what at the moment is a downstairs bedroom with its own W.C and shower, window to the side.

Upstairs on the first floor (originally the attic) there is the layout for 2 bedrooms, one on suite and a family shower room/W.c. What would be the main bedroom has double paned window. It already has the permission for a Juliet balcony from the main bedroom, 4 veluxes - 2 in each bedroom,. The small building with the cellar has also already got permission to make it into a habitable space.

The garden is not overlooked and the view is out over fields.

The property is just over 3kms to the quaint little market town of Aigurande with its local shops and supermarket and 95 kms to Limoges airport. The city of Chateauroux is 51 kms which has all amenities including a large hospital. The pretty town of La Chatre is also just 29kms.

A great project with a lot of the work already completed.

## LOCAL TAXES

**Taxe foncière: 103 EUR**

**Taxe habitation: EUR**

## NOTES

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