

Charming town house in a central location with private entry, garage, courtyard and a short walk to the park



INFORMATION

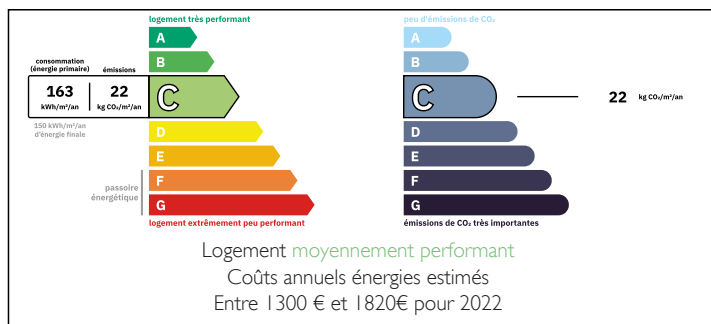
Town:	Déols
Department:	Indre
Bed:	3
Bath:	3
Floor:	137 m2
Plot Size:	267 m2

IN BRIEF

This well maintained town house is ideal for a family home, rental property or holiday home. Ideally located in the centre of the ancient town of Déols and close to many shops and restaurants, it is also just on the outskirts of Châteauroux which is the capital city of the French department of Indre. The house is also only a 2 minutes from the magnificent 22 hectare Ecopark offering many stunning walks. The surrounding area offers plenty to do with its many lakes, forests, rivers and Chateaux plus easy access to all transport links.



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 charming town house is set over 3 levels, it is double glazed throughout and has a modern gas central heating system. Entry to the property is either via a large electric gate or a smaller pedestrian gate. The driveway runs directly down to the garage and offers ample parking.

The principle entrance to the house leads you into a large lounge/diner with exposed beams and wood burner for those cold winter nights, then onto the fitted kitchen and access to a bathroom and W.C.. The first floor offers 2 good size bedrooms and a second bathroom and toilet.

The basement that is at garden level has a large living area that could also be suitable for an office or bedroom with access out to the terrace. There is a further room leading from here that is currently used as a large laundry room.

The terrace benefits from a large awning for the summer and gives access to a further room that would make an ideal day room or possibly a further bedroom. There is also a single garage and a large wooden framed storage building..

This property has been well maintained throughout and is in a very desirable town centre location, it would make a fantastic home or rental property. Further information is available on request and all measurements are approximate.

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

LOCAL TAXES

Taxe foncière: 1060 EUR

Taxe habitation: EUR

NOTES