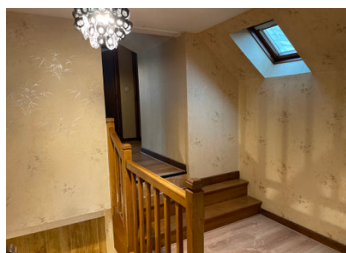
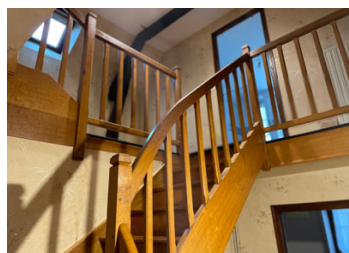


Spacious town house with private drive, garage and workshop located within walking distance of the town centre



## INFORMATION

Town:	La Châtre
Department:	Indre
Bed:	3
Bath:	2
Floor:	111 m2
Plot Size:	840 m2



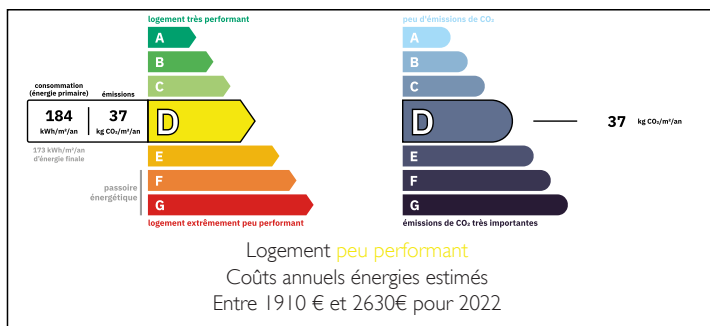
## IN BRIEF

Situated just a short walk from the centre of La Châtre this spacious 3 bedroom house would make an ideal home or rental opportunity.

La Châtre has a heady mix of medieval half-timbered buildings, artisans' workshops, shops, bars and restaurants, all within walking distance of this wonderful home. Loved by writers, artists and musicians, La Châtre and its surrounding areas are where George Sand based her world-renowned novels and Chopin created most of his works for piano.

The area offers plenty to do with its many lakes, forests, rivers and Chateaux plus easy transport links via road and rail.

## 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

The property is primarily accessed via the electric gates and onto the private driveway to the house and garage, it has been well maintained and benefits from double glazing and modern gas central heating throughout.

The ground floor of the property has an equipped kitchen, laundry room, large living/dining area, bedroom, bathroom and toilet. The impressive stair case leads up to a landing area which then leads on to 2 further bedrooms with ample storage, a dressing room and a large recently installed bathroom.

The property sits on a plot of over 840 m<sup>2</sup> and is fully enclosed, the mature garden is split into 2 areas and boasts 2 terrace's and a pond. There is also a large building that houses the garage, a large workshop and a room previously used as a summer kitchen that leads out to the garden.

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

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

## LOCAL TAXES

**Taxe foncière: 687 EUR**

**Taxe habitation: EUR**

## NOTES