

## Semi detached 3/4 bedroom property

EXCLUSIVE



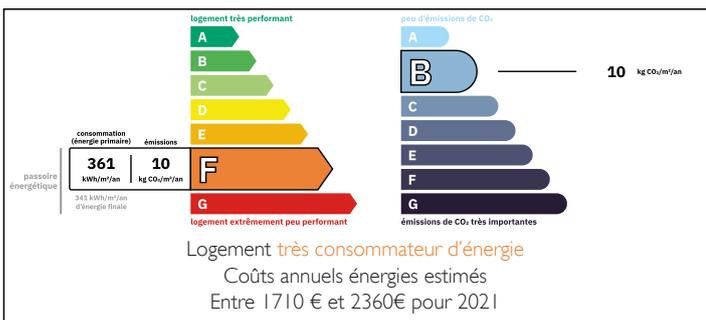
## INFORMATION

Town:	Mouhet
Department:	Indre
Bed:	4
Bath:	2
Floor:	112 m <sup>2</sup>
Plot Size:	2375 m <sup>2</sup>

## IN BRIEF

This private property benefits from double glazing and central heating throughout.

## 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 comprises of:

Front door into entrance hall with stairs to 1st floor. A door straight ahead leads into the good size, modern shower room with W.C.

Off to the left of the hall is the door to the kitchen with its tiled floor, window to front and kitchen units. A door from here takes you into the the nice sized kitchen / diner. Windows to front, french doors to the back. This room has a lovely wood floor and a fireplace with a wood burning stove which runs the central heating.

Up on the first floor is a large family bathroom with W.C. A door leads into a room which is currently used as a guest bedroom or could easily be an office or study, this room leads you directly to two further double bedrooms.

Outside there is a garden to three sides and a small field attached to the property. There is a building attached to the house which houses the washing machine, freezers and a sink. It also houses the modern water heater which is run by solar panel. A very modern, economical way to heat the water.

There is also a large double garaged used both as parking and a workshop.

A good size, ready to move into property.

You are just approx 8kms to The medeval town of St Benoit du Sault with its large supermarket and local shops, approx 21km to La Souterraine with its choice of supermarkets and it high speed...

## LOCAL TAXES

Taxe foncière: **449 EUR**

Taxe habitation: **EUR**

## NOTES