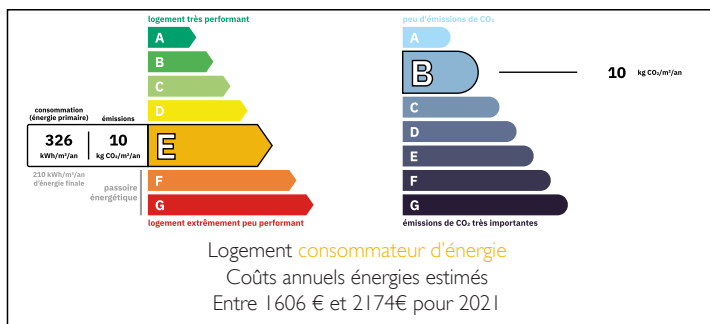


Stunning views in Saint-Benoît-du-Sault



ENERGY - DPE



INFORMATION

Town:	Saint-Benoît-du-Sault
Department:	Indre
Bed:	3
Bath:	2
Floor:	78 m²
Plot Size:	197 m²

IN BRIEF

Imagine waking up to breathtaking valley views every morning!

This charming property boasts a ground-floor kitchen and expansive entertaining space that flows seamlessly onto a balcony, perfect for enjoying the scenery. A winding path leads to a private terrace complete with a BBQ area and a unique pirate cove bar tucked beneath the house – the ultimate outdoor entertaining haven.

Upstairs, discover two inviting bedrooms and a family bathroom, all framed by picturesque countryside vistas. The converted attic on the top floor offers a delightful third bedroom with its own washroom and WC.

Full amenities available in town including school, supermarket, petrol station, cafes and restaurants and you are only around 20 minutes to the larger

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 delightful property offers a harmonious blend of indoor comfort and outdoor entertainment.

The ground floor features a well-equipped kitchen and a generous entertaining space that extends to a balcony showcasing stunning valley views. A conveniently located WC adds to the comfort for guests.

Explore the outdoors via a winding path that leads to a private terrace, boasting a BBQ area ideal for al fresco dining. Discover a hidden gem – a quirky pirate cove bar tucked beneath the house, perfect for creating unforgettable memories.

The first floor hosts two well-appointed bedrooms and a family bathroom, all designed to capture the beauty of the surrounding countryside.

Ascend to the top floor to find a charming attic conversion, providing a third bedroom complete with a washroom and WC.

Don't miss the opportunity to own this exceptional property that seamlessly blends comfort, character, and captivating views.

Full amenities available in town including school, supermarket, petrol station, cafes and restaurants and you are only around 20 minutes to the larger town of La Souterraine with train connections to Paris and beyond. Limoges airport is under 1 hour

If you are looking for a real slice of history then go no further. This stunning house in Saint-Benoît-du-Sault is reaching out to you!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES