

House with the wow factor and artist's studio in charming hamlet.



EXCLUSIVE

## INFORMATION

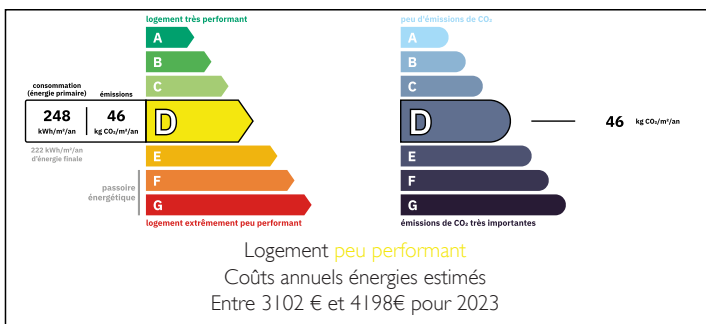
Town:	Feusines
Department:	Indre
Bed:	3
Bath:	2
Floor:	165 m <sup>2</sup>
Plot Size:	2680 m <sup>2</sup>



## IN BRIEF

Very spacious, detached country house with adjoining double-height modernised barn which has been used as an art studio by a professional artist. With a large sitting/dining room, fitted kitchen, a second substantial reception room currently used as an office but which could equally be a downstairs bedroom, a utility room, bathroom and separate toilet, all on the ground floor of this lovely home, there are also 3 bedrooms and another separate toilet and shower room upstairs. The property has the advantage of being sold with an adjoining plot of constructible land measuring 1,350m<sup>2</sup>.

## 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

Benefitting from a program of improvements since 2018, the property has had new plumbing and electrics in the house and barn, and a new fosse septique installed in 2019. The barn is light and airy, with plenty of ground-floor and upstairs space. It could be used as a studio/workshop for any number of creative projects, or be developed as a gîte, subject to the usual consents.

Outside, there is a patio spanning the entire length of the house, with individual awnings providing shelter all year long for al fresco dining. There is a car port, a useful log store, and plenty of storage areas in the barn. Fully enclosed, the front garden is pretty and peaceful. To the one side is the field with current planning permission to build a detached house, but other projects could be considered. Alternatively, this field would be a wonderful space for growing your own fruit & veg and keeping hens.

The property is in a friendly hamlet, just outside the village of Feusines. Feusines has a nursery school, salle des fêtes, church dating back to the 12th century, ancient lavoir and Mairie. Shops and services can be found in the historic village of Sainte-Sévère-sur-Indre, just 5kms away, and further amenities are in the lovely small town of La Châtre (15 minutes). This ancient Berry region of central France is renowned for its connections with world-famous novelist George Sand, and is loved by artists, writers, musicians and creatives alike for...

## LOCAL TAXES

**Taxe foncière: 579 EUR**

## NOTES