

Bright and spacious 3 bed house in Poulaines with ample enclosed gardens, garage and off-street parking



## INFORMATION

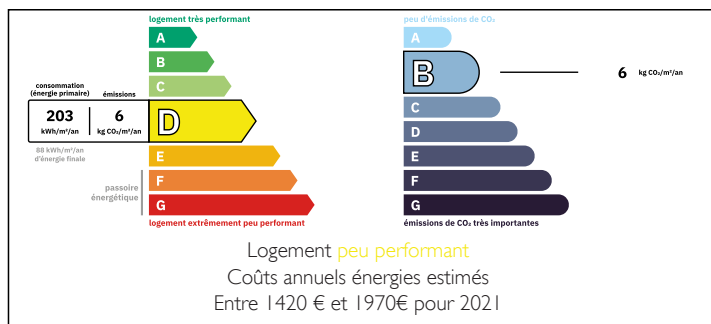
Town:	Poulaines
Department:	Indre
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	1014 m2



## IN BRIEF

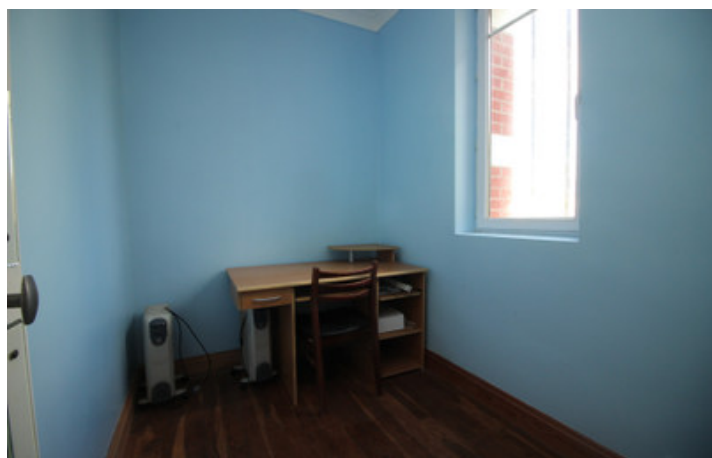
Bright and airy, this is a lovely house for a family or for holidays. The quiet position off the principal road in Poulaines and opposite playing fields for the nearby school offers a great place to come and enjoy the good life in France. The ample flat gardens provide plenty of space to kick a ball about and the quiet village of Poulaines with boulangerie, restaurant, chateau gardens and other areas of interest means there is plenty to do.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

While Poulaines has fairly basic shopping, the town of Valencay offers much more including a supermarket, weekly markets, restaurants and bars, banks, doctors, vets, more shops and an interesting auto museum.

The house is arranged on three levels with the lowest garden level being for the garage, utility area and plenty of storage and workshop space. An external stair leads to the upper ground floor front door. The fully enclosed garden has double wrought iron gates to access the parking area and garage.

### • Upper Ground Floor.

Entrance door into hall area (5m<sup>2</sup>) with doors to large, bright dining room (14m<sup>2</sup>) which opens to the living room (13.3m<sup>2</sup>) with double doors. There is a kitchen (11m<sup>2</sup>), bathroom (4.2m<sup>2</sup>), separate wc (1.6m<sup>2</sup>) and office (6.5m<sup>2</sup>). Staircases lead from the hall to the first floor bedrooms and from the kitchen down to the garage/utility/workshop level.

### • First Floor.

Landing area (3.2m<sup>2</sup>) leading to three bedrooms (11.5, 11.9, 9m<sup>2</sup>) and a shower room (3.6m<sup>2</sup>).

### • Lower Ground Floor.

Garage (18m<sup>2</sup>), utility area (14m<sup>2</sup>) and two further rooms one of which houses a fuel oil tank - no longer connected.

Airports at Châteauroux (46km), Tours (104km) and Limoges (169km)

TGV trains at Tours, Châteauroux, and Vierzon (43km).

Autoroute A20/E9 at Vatan (15km)

\* photos taken in 2021

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