

Stone Farmhouse, quiet hamlet location, walking distance to shop and bar.



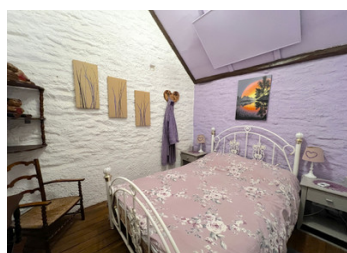
## INFORMATION

Town:	Pérassay
Department:	Indre
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	4663 m2

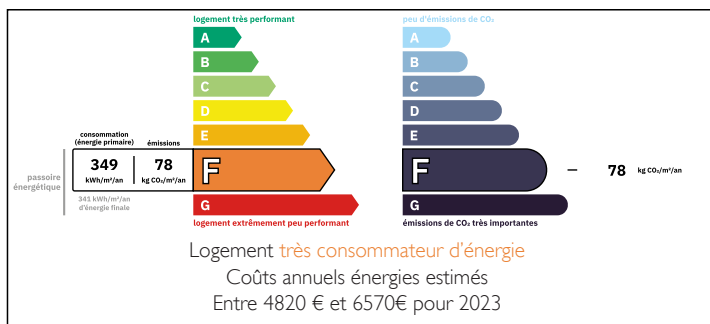
## IN BRIEF

This very traditional stone "Fermette" is located in a very quiet hamlet, near to the village pond and walking distance to the bar.

A 15 minutes drive (16 Kms) takes you to the market town of Boussac, with its Château to visit, and a 25 minutes (23 Kms) drive from the larger town of La Châtre with hypermarkets, golf, swimming pool (open air in summer) and boutiques.



## ENERGY - DPE



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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 pretty farmhouse property has been renovated sympathetically to make the most of the original features; Granite fireplace, oak beams, stone floors, visible stone walls.

From the garden, the main entrance leads to an entrance hall, fitted kitchen, a possibility of two bedrooms, lounge/diner, bureau, a bathroom, and WC and corner laundry, Upstairs, on the first floor, there is an extensive bedroom, with exposed stone walls and a beautiful view of the garden. Another room has been created to use as a further bedroom or walk-in Wardrobe.

To the other side of the property, a staircase leads to two large attic spaces, which could easily be converted into bedrooms with bathrooms.

To the side of the house, a garage, which was once the barn with a workshop behind, and at the end of the building is a bread oven and workshop.

The garden to the front of the house, is mostly lawn, with some mature trees and fruit trees, and to the rear of the property, a field of just under an acre, which is surrounded by mature trees. A lovely pagoda, to sit under on a warm summer evening.

The property is bright and gives a feel of space, and the house and garden are not overlooked.

A home ready to move into, whether to use as a holiday home or family home, with room and scope to expand, either for a larger family or even create a Bed and Breakfast. It has a lot...

## LOCAL TAXES

**Taxe foncière: 206 EUR**

**Taxe habitation: EUR**

## NOTES