

Completely renovated 3 bed cottage near Argy. Spacious level garden.

EXCLUSIVE

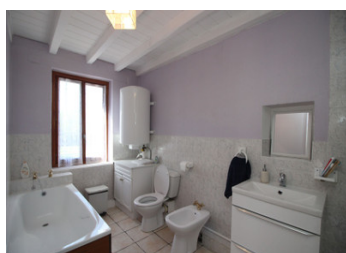


INFORMATION

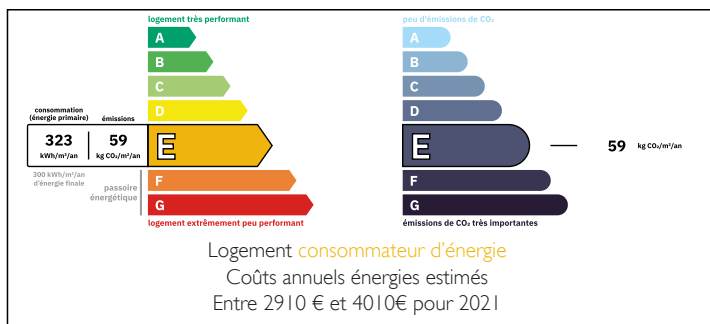
Town:	Argy
Department:	Indre
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	794 m2

IN BRIEF

Super cottage with spacious living/dining areas and nice manageable garden. All is done ready for you to move in. This is an ideal principal residence, as it is used now, or equally a lock-up and leave. Located close to facilities including the nearby town of Buzancais and the regional centre at Châteauroux.



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 foncière: 111 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Good access to Pellevoisin (3.6km) with mini-mart, cafe-bar, boulangerie, pharmacy, tabac and post office. Also good access to Argy with nice restaurant, historic chateau – location of the annual Quince fair! Buzancais (9km) is also close by with more shopping facilities, supermarkets, restaurants etc. Châteauroux (29km) is the regional centre with comprehensive entertainment, shopping (big out of town centre) and restaurants.

The houses comprises:

- Ground Floor.

Entry into Kitchen (13.6m²) with doors to Living/dining room (29.3m²) and thence to bedroom (18.1m²). Bathroom (8m²) to rear of kitchen. Door from kitchen to garden.

- First Floor.

Staircase in living room leads to landing (1.6m²) and two further bedrooms (12.3, 11.5m²) Beyond bedroom 3 is an area of loft which could be opened into bedroom 3 to create a bigger bedroom, dressing area or perhaps an office.

Upper floor areas are habitable with min 1.8m headroom. Actual floor areas may be larger.

The property has off-road parking to the front with large gates allowing vehicular access to an internal parking area and the garden. Immediately outside the kitchen there is a west-facing gravel terrace and access to the external storage shed. The gardens have attractive planting and views across woods and fields.

Airports at Tours (94km), Poitiers (119km) and Limoges (154km)

TGV trains at Châteauroux, Tours (St-Pierre-de-Corps).

SNCF trains at Châteauroux, Vierzon (72 km)

Autoroute A20 (30km)

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