

Charming traditional 4-bedroom village property with enclosed garden, large garage, sold furnished. Indre (36)



## INFORMATION

Town:	Lourdoux-Saint-Michel
Department:	Indre
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	360 m2

## IN BRIEF

Village property, in good condition, with modernisation required inside, which would be ideal as a first-time home or holiday home.

Countryside on the doorstep and a beautiful, fresh-water swimming lake a short drive away village, with water activities, beach bar/restaurant and life-guard in summer.



## ENERGY - DPE

DPE not required.

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

The house comprises two flats. The ground floor comprises a flat with 2 bedrooms (10m<sup>2</sup>, 14m<sup>2</sup>), a shower room with toilet (5m<sup>2</sup>), a living room (16m<sup>2</sup>) and a kitchen (12m<sup>2</sup>). A separate outside staircase leads to the first floor and the main APPARTMENT. The entrance hall leads onto the kitchen (9m<sup>2</sup>), the bathroom (5m<sup>2</sup>), a toilet and the living room (16m<sup>2</sup>), as well as access to 2 large bedrooms (+/-18m<sup>2</sup> each) and a study (9m<sup>2</sup>) or lounge. The attic space of approx. 80 m<sup>2</sup>, which can be accessed via the outside staircase, offers additional conversion potential. Some work is required, as the windows are single-glazed. There is currently no heating system. ( Plug-in electric heaters) Hot water is produced by an electric hot water tank. The house is connected to mains drainage.

Other:

Main town of Aigurande is 8km

The village has a bakers and post office.

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

## LOCAL TAXES

**Taxe foncière: 500 EUR**

**Taxe habitation: EUR**

## NOTES