

## Town centre house of 91 m with secret garden & outbuildings



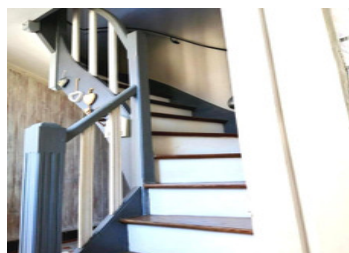
## INFORMATION

Town:	Saint-Gaultier
Department:	Indre
Bed:	2
Bath:	1
Floor:	91 m2
Plot Size:	193 m2

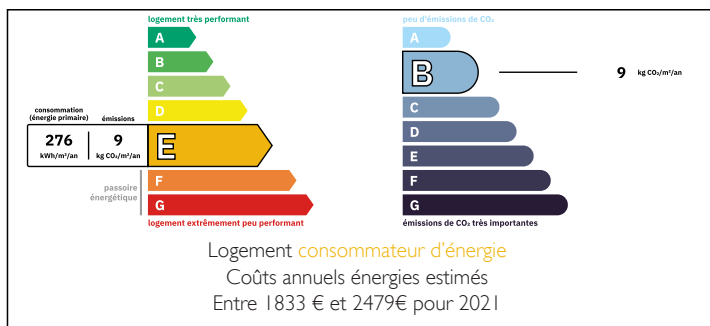
## IN BRIEF

Opportunity to be seized.

Bright, functional 91 m<sup>2</sup> town house with 2 bedrooms, study, terrace, flower garden and outbuildings. Fibre installed.

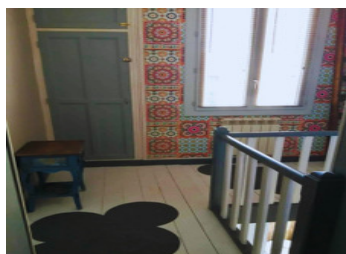
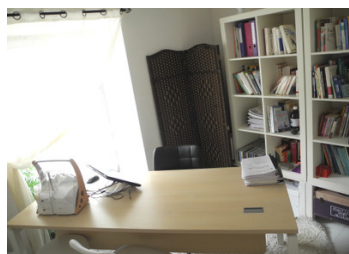


## ENERGY - DPE



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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

Situated in the Brenne Regional Nature Park, this house offers a peaceful, authentic living environment. Entirely well maintained, it comprises a bright living room, a recently fitted and equipped kitchen, two bedrooms, a study, a bathroom, a dressing room and two separate WCs.

Outside, a covered terrace opens onto a flower-filled garden, a haven of tranquillity. Outbuildings complete the property, offering conversion options to suit your needs.

Friendly weekly market on Friday mornings where you can discover the region's local products.

Nature lovers will love the nearby Brenne lakes, ideal for swimming and wildlife watching. The Regional Nature Park also offers plenty of opportunities for walks and outdoor activities.

This house represents a rare opportunity to live in an unspoilt natural environment, while benefiting from local amenities.

Don't delay in discovering it.

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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: 549 EUR**

**Taxe habitation: EUR**

## NOTES