

A lovely 2/3 bedroom property, in the heart of the village with roof terrace and garden.

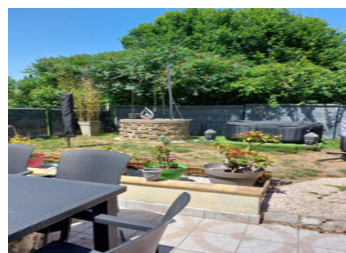


## INFORMATION

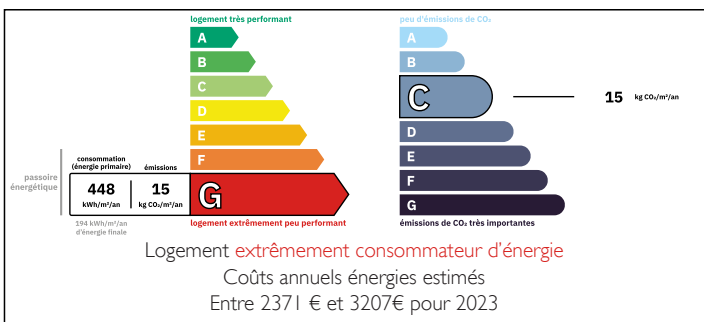
Town:	Langé
Department:	Indre
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	195 m2

## IN BRIEF

A delightful 2/3 bedroom property, in the heart of the village with roof terrace and garden. The windows were replaced around 4 years ago. The sturdy, metal outside staircase to the roof terrace and bedroom on the first floor was fitted approximately 6 months ago.



## 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.



## DESCRIPTION

There are two entrances from the lane into the property; one goes directly into the sitting room and the other goes into a covered passage at the side of the property which gives access to the rear garden.

Entering from the covered passage into the kitchen. This is a wedge-shaped kitchen (9.9 sq m) which has two large windows at the front facing the lane and is slightly narrower at the back of the kitchen. There is room by the window for a table and chairs. The kitchen is fitted with a number of units and there is plumbing for a dishwasher. There is space for a fridge/freezer, microwave and oven. A doorway leads to the sitting room.

The spacious sitting room (16.3 sq m) has a door onto the lane as well as windows. It is light and airy. There is a fireplace but it is not currently operational and has been closed off. A doorway leads to the dining room. There is also a door to the laundry room/storage room at the rear of the property.

The dining room (12.1 sq m) comfortably seats eight people and has windows onto the lane. This room could also be used as a bedroom. A door leads to the bedroom.

The bedroom (10.9 sq m) has a large freestanding storage/wardrobe unit along one wall. There are windows facing the lane. A door leads to the...

## LOCAL TAXES

**Taxe foncière: 300 EUR**

## NOTES