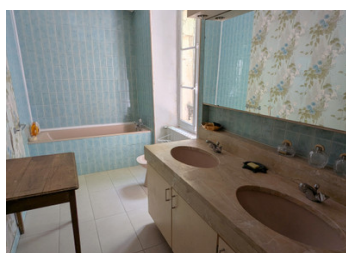


Remarkable village estate with swimming pool, 12 acres, outbuildings and woods.



INFORMATION

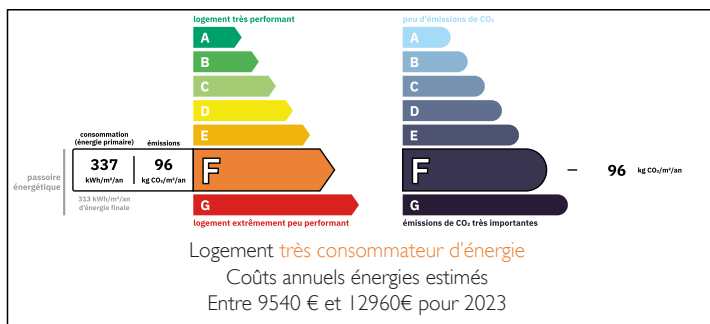
Town:	Sarzay
Department:	Indre
Bed:	6
Bath:	2
Floor:	220 m2
Plot Size:	47642 m2



IN BRIEF

An elegant French manor house in a delightful village, with salt-water swimming pool, gardens, woodland and fields leading down to the beautiful River Vauvre. The property has two reception rooms, six bedrooms, a shower room and bathroom, an attic, a wine cellar, central heating, two wells, and plenty of outbuildings, including an old bread oven.

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

With the authentic charm and character of its era, this property has a sophisticated feel, with its sweeping staircase, high ceilings, and four floors (including the cellar).

The entrance hall leads to a bright and spacious sitting room to the left, and a separate dining room to the right. The fitted kitchen is beyond the dining room, and from there is a useful boot room with back door to the gardens and a separate toilet.

On the first floor, there are three large bedrooms, a laundry room, a bathroom, shower room and a separate toilet.

The second floor has three further bedrooms, a washroom, and attic space for storage.

Outside, the outbuildings are sensational, the largest skirting the peaceful village road outside, and the others reminding of bygone days with a former porcherie and bread oven. The in-ground swimming pool benefits from full sun and, past this and the pool house, there is a swathe of shady woodland and acres of pasture land that eventually borders the River Vauvre.

This wonderful estate is looking for an owner who will return it to its former glory. It has endless potential, niched in the picturesque village of Sarzay, with its restaurant, bar/tabac, historic 14th century château, and even a route de compostelle passing through. The lovely small town of La Châtre is just 10 minutes away, with its shops, bars and restaurants.

Loved by writers, artists and musicians for its cultural links to George Sand and Chopin, this ancient part of central...

LOCAL TAXES

Taxe foncière: 1068 EUR

Taxe habitation: EUR

NOTES