

Spacious & bright country house to finish renovating, 2 bedrooms, attic & enclosed garden

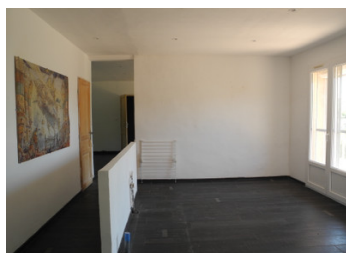
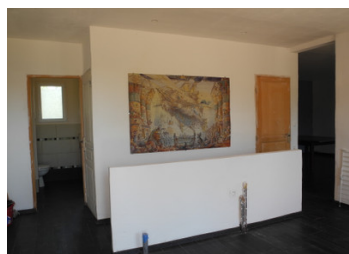


INFORMATION

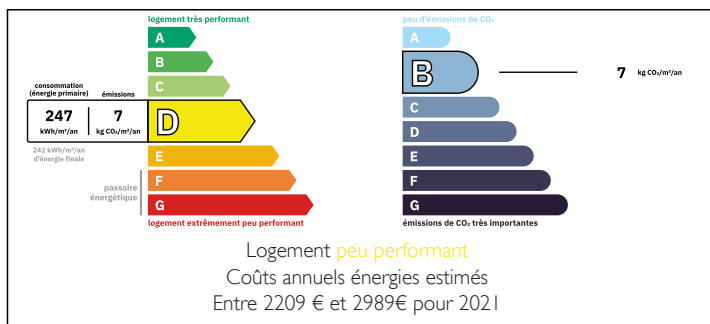
Town:	Oulches
Department:	Indre
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	1449 m2

IN BRIEF

A villa style house full of potential located in a quiet village in the Brenne countryside, amenities in short car distance. Enclosed gardens, electric gate, double glazing & more.



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

The charm begins as soon as you enter:

- Full basement with light-filled workshop, utility room, boiler room and direct access to the garden. A real space for living and creating.
- Functional 1st floor with 2 bedrooms, a cosy living room, kitchen, shower room and separate toilet. Ready to live in and customise to your taste.
- Attic for conversion to suit your plans: 3 bedrooms, bathroom, study... anything is possible, anything is allowed.

Outside:

- Fully enclosed wooded grounds, safe for children and pets
- Electric gate for added convenience
- Fibre-optic connection, ideal for teleworkers or connected families

LOCAL TAXES

Taxe foncière: 789 EUR

Taxe habitation: EUR

A rare place, where everything is in place to combine a gentle family life with ambitious personal projects. Whether you're an artist, craftsman, therapist or simply looking for peace and space, this is the house for you.

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

NOTES