

Elegant 17th-Century Town House with Gites and Exceptional Potential - 452 m



INFORMATION

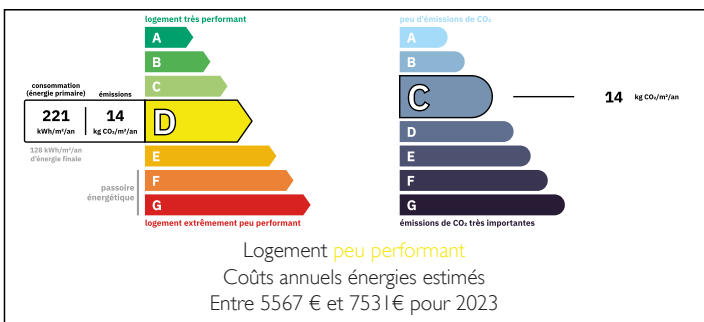
Town:	Issoudun
Department:	Indre
Bed:	5
Bath:	4
Floor:	265 m ²
Plot Size:	452 m ²



IN BRIEF

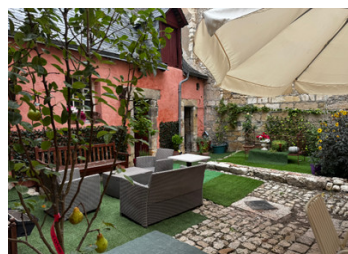
An exceptional opportunity to acquire a 17th-century residence offering 265 m² of living space in the historic heart of Issoudun, next to the ancient medieval ramparts, part of whose original wall forms one side of the private courtyard. Located in a charming town rich in culture, with excellent train links to Paris, the property comprises five spacious bedrooms, four bathrooms, a large living room with fireplace, a characterful dining room and a recently modernised kitchen that respects the heritage of the building. The original period features enhance the authentic charm of the property. Outside, an enclosed courtyard offers privacy and secure parking, with the possibility of adding a garage. A rare opportunity to personalise and transform a remarkable historic residence in a highly sought-after setting.

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

Located in one of the most historic and sought-after areas of Issoudun, this elegant 17th-century residence offers an exceptional blend of heritage charm and outstanding potential, with 265m² of habitable living space. Set directly beside the ancient medieval ramparts—one section of which forms a dramatic boundary to the courtyard—the property sits within a uniquely atmospheric and prestigious setting in the heart of the town.

The spacious interior comprises five well-proportioned bedrooms and four bathrooms, providing great flexibility for family living, guest accommodation or creative redesign. At the centre of the home is a grand salon with an open fireplace, creating an inviting focal point for relaxation and social gatherings. The characterful dining room benefits from the potential to reinstate an additional fireplace, while the recently modernised kitchen combines contemporary comfort with traditional elegance. A generous cellar offers excellent storage or scope for conversion, adding further possibilities. Outside, the enclosed courtyard provides privacy, charm and secure parking, with additional on-street parking and the potential to create garage access if desired. Throughout, period architectural details and authentic 17th-century features contribute to the timeless character that defines the property.

Situated within a dynamic and welcoming town, the house benefits from a rich cultural environment, lively local amenities, restaurants, cafés, weekly markets and a strong community atmosphere. Issoudun offers excellent transport connections, including regular direct trains to Paris in under two hours, making it highly accessible while retaining the tranquillity of an authentic historic centre. The area is also known for...

LOCAL TAXES

Taxe foncière: 2401 EUR

Taxe habitation: EUR

NOTES