

Fantastic old farm with house and numerous outbuildings, for renovation in the Indre, close to Valencay

EXCLUSIVE



INFORMATION

Town:	Vicq-sur-Nahon
Department:	Indre
Bed:	2
Bath:	1
Floor:	126.8 m2
Plot Size:	15720 m2

IN BRIEF

An old farm property which has not been on the market before. The property needs total renovation. It is in a superb location with lots of character and original features. The land is open fields, but surrounded by mature oak and fruit trees. The closest neighbour is 30m away, but the property is very private and not overlooked. There is electricity and water to the property. This property provides a fantastic opportunity to create a superb property in a great location. It is surrounded by rolling countryside and there are walks from the property into the countryside.



ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is approached down a quiet lane.

There are two old houses, linked by a workshop and a stable.

Main House - A UPVC opens into a corridor (6.2 sq m) from which there are doors to four rooms and a bathroom. These could be configured as a kitchen (15.9 sq m), living room (14.8 sq m), bedroom 1 (15.1 sq m), bedroom 2 (13.4 sq m) and bathroom (4 sq m). There is a loft area over the whole house which is accessed externally, and it may be possible to incorporate it into the building if required.

Second House - There are two rooms; one room is 25.2 sq m and the other is 32.2 sq m. The first room has a large old stone fireplace and beautiful terracotta floor tiles throughout the property. There are single glazed windows with original solid shutters.

Attached to the end of the second house is an old dairy room which was used to make the famous Valencay goats cheese.

Opposite the property is a building which used to house the animals and is two rooms.

There is an old (derelict) outside toilet, rabbit hutches and chicken coop. There is a large metal barn and also a wooden barn with two openings.

The land is flat and surrounded by mature oak trees and fruit trees.

This is a superb opportunity to have a small holding, create a family home...