

Wonderful residence with private grounds, swimming pool and double garage. Walking distance to charming town.



INFORMATION

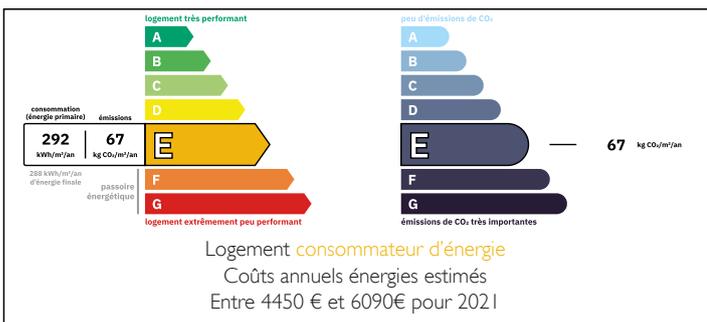
Town:	La Châtre
Department:	Indre
Bed:	5
Bath:	3
Floor:	239 m2
Plot Size:	4612 m2

IN BRIEF

This beautiful property feels like a setting from an Agatha Christie movie. With its old-world grandeur, lofty rooms and impressive grounds, it seems fitting to step out onto the terrace with a cocktail. Downstairs, there is a striking entrance hall, spacious sitting/dining room with chimney, bedroom with bathroom, kitchen with dining area and double French doors to the garden, utility room, second reception room or bedroom with chimney, shower room, and office or bedroom. Upstairs the space continues with a master bedroom with ensuite bathroom and dressing room, three more bedrooms, one with a sink and bidet, and access to an attic room of 20m2.

Only 2 minutes in the car, or a 20-minute walk, to the delightful small town of La Châtre, with its bars, restaurants, cobbled streets and artisan shops.

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

Step into the grand entry hall, with its wide-tread solid oak staircase, and head for the terracotta tiled sitting/dining room, which also has access to the gardens, swimming pool and covered terrace. The ground-floor bedroom is off the sitting room but is also accessed by its own corridor, where you'll find the bathroom and separate WC. The lovely dining kitchen is at the back of the house and is full of light, its glazed doors opening straight out to the gardens. The utility room is accessed from the kitchen. To the other side of the entry hall is an office, shower room and second sitting room with a bar, fridge and sink unit.

Upstairs, the bedrooms are full of character. The master bedroom has its own ensuite bathroom and separate dressing room. There are two more bedrooms – one with its own sink and bidet – and a fourth bedroom leads to an attic room on the same level.

Outside, the enclosed wooded grounds are magical and not overlooked. The swimming pool is the "pièce de résistance", close to the house for an inviting dip, and equipped with a robust cover when not in use. A double garage is near the double gates for easy vehicular access.

La Châtre has a heady mix of medieval half-timbered buildings, artisans' workshops, shops, bars and restaurants, all within walking distance of this wonderful home, as well as doctors, dentists, pharmacies, supermarkets, schools and sports facilities. Further services can be found...

LOCAL TAXES

Taxe habitation: EUR

NOTES