

Stone Farmhouse, quiet hamlet location, walking distance to shop and bar, room to expand. Garden and land.

EXCLUSIVE



INFORMATION

Town:	Pérassay
Department:	Indre
Bed:	4
Bath:	1
Floor:	140 m ²
Plot Size:	4663 m ²

IN BRIEF

This very traditional stone "Fermette" is located in a very quiet hamlet, near to the village pond and walking distance to the bar.

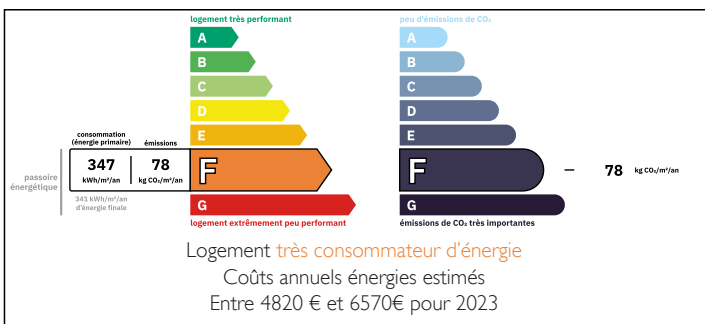
A 15 minutes drive (16 Kms) takes you to the market town of Boussac, with its Château to visit. Market square with farmers market on Thursday, shops and bar/restaurants, and and a 25 minutes (23 Kms) drive from the larger town of La Châtre with hypermarkets, golf, swimming pool (open air in summer) and boutiques.

There is also a golf course (one of the top 6 in France), Spa and waterski lake only 14 minutes (11 kms) away.

Saint-Sévère-sur-Indre a small, extremely historical village is also only a short distance away with bars, restaurant, 2 vets and supermarket.



ENERGY - DPE



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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

This pretty farmhouse property has been renovated sympathetically to make the most of the original features; Granite fireplace, oak beams, stone floors, visible stone walls.

From the garden, the main entrance leads to an entrance hall, fitted kitchen, a possibility of two bedrooms, lounge/diner, bureau, a bathroom, and WC and corner laundry, Upstairs, on the first floor, there is an extensive bedroom, with exposed stone walls and a beautiful view of the garden. Another room has been created to use as a further bedroom or walk-in Wardrobe.

To the other side of the property, a staircase leads to two large attic spaces, which could easily be converted into bedrooms with bathrooms.

To the side of the house, a garage, which was once the barn with a workshop behind, and at the end of the building is a bread oven and workshop.

The garden to the front of the house, is mostly lawn, with some mature trees and fruit trees, and to the rear of the property, a field of just under an acre, which is surrounded by mature trees. A lovely pagoda, to sit under on a warm summer evening.

The property is bright and gives a feel of space, and the house and garden are not overlooked.

A home ready to move into, whether to use as a holiday home or family home, with room and scope to expand, either for a larger family or even create a Bed and Breakfast. It has a lot...

LOCAL TAXES

Taxe habitation:

EUR

NOTES