

## 4 Bedroom character village property with garage, outside storage and walled garden



## INFORMATION

Town:	Chaillac
Department:	Indre
Bed:	4
Bath:	1
Floor:	142 m2
Plot Size:	237 m2



## IN BRIEF

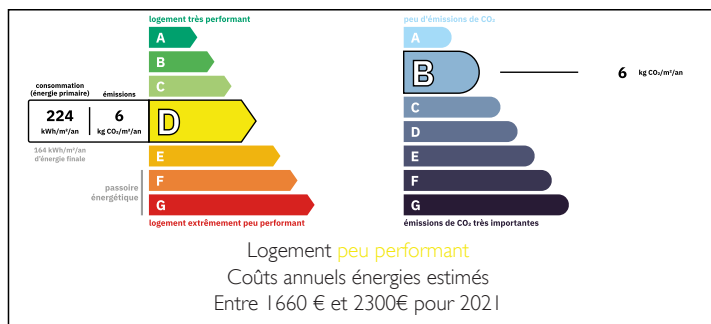
Open-plan lounge and kitchen, dining space and games area, family bathroom plus separate WC; large mezzanine office, integral garage, storage room, and private walled garden.



Spacious, versatile and ready to move into — ideal for family living in a sought-after village location.



## 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 the heart of a vibrant village, this charming house impresses from the moment you enter with its spacious rooms and open layout, ideal for modern family life.

Upon entering, you are welcomed into a spacious reception area currently used as a games space, setting the tone for the home's warm and versatile interior. This flows seamlessly into a bright open-plan dining area (3.8m x 6m) leading to the large kitchen, and lounge (4.63m x 6.2m). The living space is full of character, featuring original details and a cosy Insert fire — perfect for relaxed evenings. From here, you have direct access to both the garden and the garage, offering excellent practicality.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. Bedroom 1 (3.7m x 3.7m) is spacious and inviting. A generous mezzanine area provides additional flexible space ideal for a home office or games room. Bedroom 2 (2.4m x 3.5m) and Bedroom 3 (3.4m x 3.4m) are both comfortable doubles, while Bedroom 4 (3.5m x 3.3m) is positioned on a further mezzanine level, adding character and charm.

Outside, a covered terrace leads to a useful storage room and separate WC, offering potential for conversion subject to necessary permissions. The enclosed walled garden provides a private, secure sun trap — ideal for outdoor dining and family enjoyment.

Energy performance rating: D.

Heating is provided via electric systems and a flue-connected log burner. If a busy village, you are immediately welcomed into a warm open plan space ideal for family living...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES