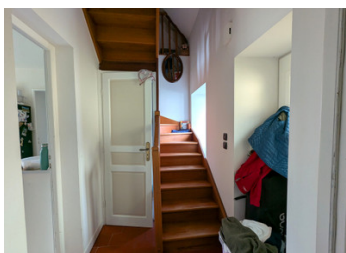


Charming riverside property in nearly half an acre of land with orchard.



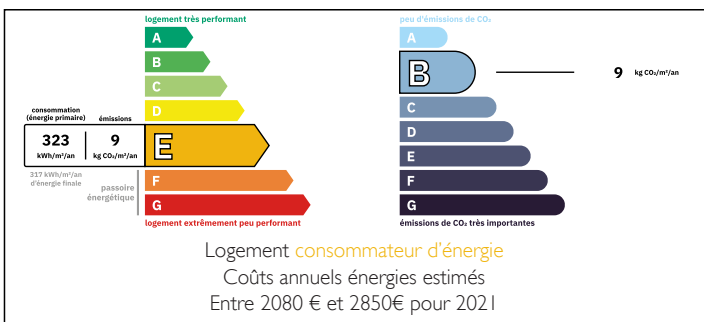
INFORMATION

Town:	Nohant-Vic
Department:	Indre
Bed:	2
Bath:	1
Floor:	104 m ²
Plot Size:	2484 m ²

IN BRIEF

Within walking distance of the historical home of world-renowned novelist George Sand, this lovely hamlet property is just the other side of the lane from the River Indre. With two living rooms, two bedrooms, an office/dressing room and a cellar, the house is spacious and light.

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

Several entrances lead into the property, where, on the ground floor, you'll find two large reception rooms, a kitchen, hallway and separate toilet. Upstairs, there are two spacious bedrooms – one with a dressing room/office attached – plus a roomy bathroom with bath and shower, and a separate toilet. The property is full of character, with a great fireplace and woodburner, beams and tomette floor tiles.

The cellar extends under the whole of the house, with a sous-sol area containing a recently installed wood pellet boiler for central heating. There is also a thermodynamic hot water tank.

Outside, a raised terrace has spectacular views across the river - the perfect spot to sit. The house benefits from an unusually large plot of land, with grassed areas, walnut trees, and a wonderful orchard of fruit trees.

Nohant-Vic has a school, shops, bars and restaurants. Its church is a listed Historical Monument because of its incredible 12th century frescoes. Further services can be found in the charming small town of La Châtre (5 kms). The city of Châteauroux is only 35 minutes away, where direct trains to Paris take less than 2 hours.

Located in the ancient Berry region, this part of central France is a hidden gem, with châteaux, gardens, vineyards and beautiful countryside waiting to be explored.

An ideal permanent home or fantastic holiday retreat.

Please ask for more information and photos.

Property measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website :...

LOCAL TAXES

Taxe habitation: EUR

NOTES