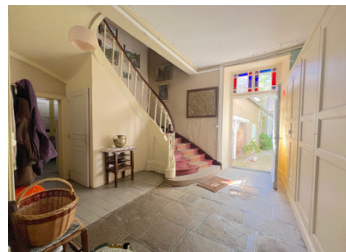


Large, Bourgeoise Property, dating from 1742, situated in the very pretty and animated rural Town of Aigurande



INFORMATION

Town:	Aigurande
Department:	Indre
Bed:	7
Bath:	3
Floor:	338 m2
Plot Size:	1545 m2



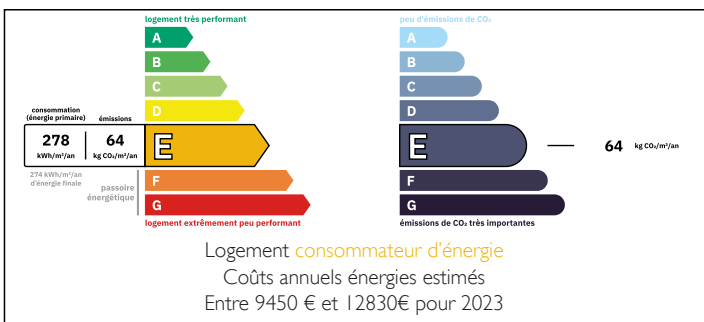
IN BRIEF

Situated in the small, rural town of Aigurande in the southern edge of the Indre department, the countryside is one of rolling hills, fields, small forests, and winding country roads.

Though modest in size, Aigurande carries a sense of history and rural identity, with seasonal events, small fairs, and local Farmers' market every Friday on the Market Square, surrounded by Lyme trees.

Aigurande has easy access to the larger, historic towns of Argenton-sur-Creuse, La Châtre and La Souterraine, and leisure and outdoor pursuits and fresh water swimming at the Lake at Éguzon and the area of the 3 Lakes.

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

Dating from 1742, this large Bourgeoise property, has real history and beautiful, original features.

The front door, opens to a large entrance hall, vestibule, leading to three, large reception rooms, (24m², 20m², 26m²), a functional kitchen (26m²), prep-room (10m²), Bedroom (19m²) with en-suite shower room.

The beautiful, period staircase leads to a large landing, off which are 6 bedrooms (9m², 10m², 13m², 29m², 25m² and one (27m²) with ensuite shower room.

Above, a large, attic space, with magnificent oak beams and rafters.

Outside, beautiful barns, convertible buildings, ideal to create habitable space, work space or cultural spaces. A well, cellar and central heating (oil) boiler room, all surrounding a very pretty, private courtyard garden. To the rear of the larger barn, another private garden, where ladies would take air and promenade.

Oil Central Heating
Some double glazing
Large Pellet burner in Lounge
Mains drainage
Garage

This is an impressive, historic building, close to amenities. Should you wish to have further information on the house and it's history, area, or further photos, please request details from the agent.

Dimensions are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2141 EUR
Taxe habitation: EUR

NOTES