

Stunning countryside estate with landscaped grounds, detached garage and over 50 hectares of woodland.



INFORMATION

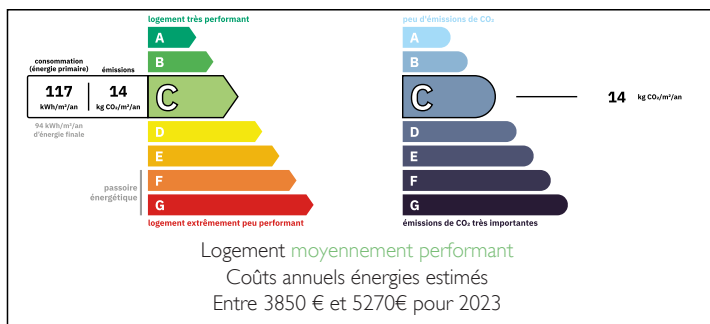
Town:	Saint-Médard
Department:	Indre
Bed:	5
Bath:	4
Floor:	248 m2
Plot Size:	507120 m2



IN BRIEF

Set within over 50 hectares of private woodland (mainly oak, maritime pine and hornbeam - 39Ha under Loi Monichon with tax advantages for French Residents), this exceptional country estate combines timeless charm, complete privacy, and outstanding natural beauty. Reached via a private drive that crosses a picturesque stream, the property is nestled amongst mature forest, creating a peaceful and secluded retreat. The residence is complemented by extensive accommodation, beautifully maintained gardens, and stunning woodland views in every direction. Rich in wildlife, the estate provides a unique opportunity to enjoy nature at its finest, with local birds and animals enhancing the tranquility of this remarkable setting. Offering both exclusivity and convenience, this is a rare chance to experience an enviable countryside lifestyle in an extraordinary environment.

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.



LOCAL TAXES

Taxe foncière: 1072 EUR

NOTES

DESCRIPTION

The property is approached over a stream and the drive sweeps around the rear of the house, leading to a parking area and extensive garaging. The property is surrounded by the forest which has a Plan Simple de Gestion (Simple Forest Management Plan) in place until December 31, 2039.

The house was built in 1975 in an area cleared within the 50 hectares of established forest. The setting is superb with views over the lawned areas to the well maintained forest. At the front of the property is a large terraced area, ideal for enjoying a morning cup of coffee or an aperitif in the garden before dinner.

On entering the property, there is an entrance hall (9.1 sq m) leading to a large sitting room (35.9 sq m) with huge open fireplace. The room is L-shaped and opens up to the dining area (15.1 sq m). Stairs rise to the first floor. A doorway leads into a large conservatory with views over the forest.

At the heart of this exceptional country residence lies a beautifully appointed farmhouse-style kitchen (13.8 sq m), rich in warmth, charm, and authenticity which is accessed via the hall or dining area. Exposed oak beams, handcrafted cabinetry, and natural stone worktops combine to create a welcoming space that perfectly reflects the character of the property.

Designed for both family living and entertaining, the kitchen features generous storage, integrated appliances, a central preparation island, and a traditional brick fireplace...