

Elegant Village Home with Guest Cottage, Swimming Pool and Exceptional Living Space

EXCLUSIVE



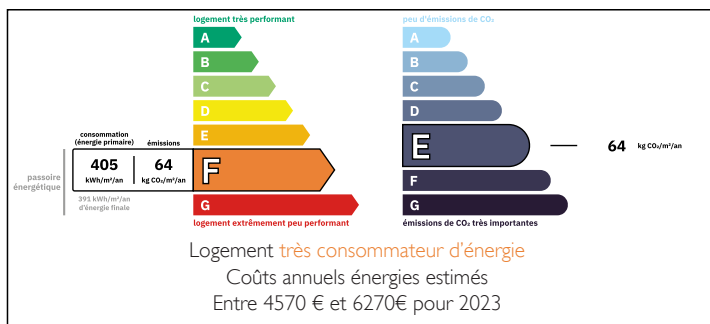
INFORMATION

Town:	Villentrois-Faverolles-en-Ber
Department:	Indre
Bed:	3
Bath:	3
Floor:	162 m2
Plot Size:	5127 m2

IN BRIEF

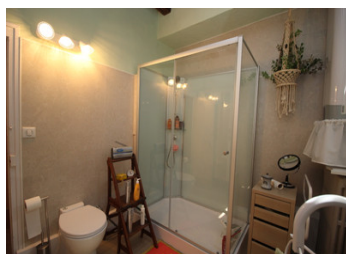
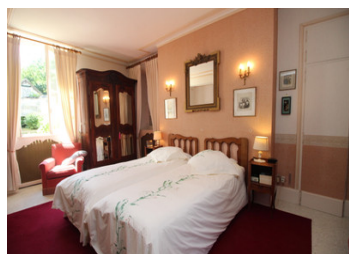
In the heart of the charming village of Villentrois, this impressive property offers generous living space, beautiful gardens and a wealth of character. The ground floor features two bedrooms, a family bathroom, a magnificent dual-aspect living room, a spacious kitchen and separate utility room. A self-contained gîte with its own kitchen and shower room is ideal for guests or holiday rentals. Outside, mature gardens lead to a private swimming pool, while two garages and a separate workshop provide excellent storage and workspace. Village amenities, including artisanal shops, a library, dépôt de pain and bar, are just a short stroll away. Valençay is only 6km away with its full range of shops and restaurants, while the world-famous ZooParc de Beauval and Saint-Aignan-sur-Cher are just 13km away.

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

The property is approached via a pedestrian gate at the front, with separate vehicular access from the side.

An impressive original wooden double entrance door opens into a welcoming hallway (9.8 sq m) that extends through the house to the rear garden. The exceptional ceiling height immediately creates a wonderful sense of space and grandeur.

To the right, an inner corridor (3.3 sq m) leads to a versatile bedroom or study (7.5 sq m), featuring a large window overlooking the front of the property.

The spacious principal bedroom (24.4 sq m) enjoys triple-aspect windows with views over both the front of the house and the gardens, flooding the room with natural light. Built-in wardrobes provide excellent storage. The adjoining en-suite shower room (7.5 sq m), with a window overlooking the garden, is beautifully appointed with a large walk-in shower, WC and a dual washbasin vanity unit. A second door provides convenient access from the corridor, allowing the shower room to serve both ground-floor bedrooms if required.

A doorway from the entrance hall opens into the impressive dual-aspect sitting room (30.8 sq m), a light-filled space centred around a striking stone fireplace with a wood-burning insert, creating a warm and inviting atmosphere. Windows to both the front and rear provide delightful views over the gardens.

The spacious kitchen (22.5 sq m) is fitted with an extensive range of base, wall and full-height units, offering excellent storage and workspace. A window overlooks the front garden, while a door opens directly...

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES