

Stunning location for this large character property with no neighbours, total Isolation, 2nd rental potential.



INFORMATION

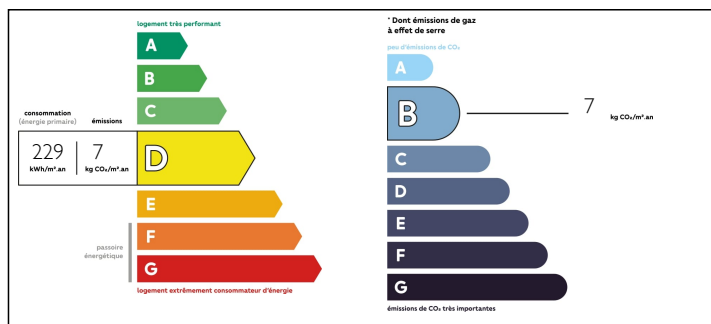
Town:	Vigoulant
Department:	Indre
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	13083 m2



IN BRIEF

This exquisite property is quite exceptional in its stunning, isolated location, with the nearest neighbour at 400m and is situation in beautiful, lush, countryside. The small, historic, tourist town of Saint-Sévère is only 4 kms away and has all daily amenities, local shops, bakers, bar/restaurant, medical centre, vets, as well as the historic centre with château ruins. The larger town of Boussac is 21 kms away, just 20 mins in the car and has a farmers market on a Thursday, and shops and bars and restaurants, surround the main square.

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

Hidden from view, along a lane, the property was once (18th to 20th century) the water mill supplying the area with flour. The mill itself is still standing, in good condition and has all the internal mechanism in place, but unfortunately, no longer the water rights allow it to work today.

The main house is totally renovated, and is very well presented. From the courtyard, we enter directly into the main living area, which is bright and luminous, with a farmhouse style kitchen and dining area. There is a pellet burner making the room really cozy. There is a downstairs lounge or as present, used as a downstairs bedroom. A nicely presented shower room and WC with hidden laundry area, make up the rest of the ground floor.

Upstairs, an airy, and very nicely renovated large lounge area, with exposed stonework and beautiful oak beams. There is also a very pretty, large, double bedroom in keeping with the rest of the property.

Outside, an outbuilding has been converted into a one bedroom guest house for either rental or family and friends

The barn is in good order and used for stocking items and has an underground cellar. The grounds wrap around the property to all four sides, with garden area, veggie plot, orchard area and a 1 acre prairie (slight slope) along with part of an established woodland.

A very pleasing property, with beautiful surroundings, in the heart of the countryside, yet with civilisation at a short distance.

The agent...

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