



Charming rural 2 bedroomed house with garden

89 000 €

↱ 90 m²

🏠 4 rooms

📍 Pouligny-Notre-Dame
Sainte Sève sur Indre



Exclusivité

Surface	90.00 sqm
Livingroom	26 sqm
Plot size	1676 sqm
Rooms	4
Bedroom	2
Bathroom	1
General condition	Small work needed
View	Countryside
Heating	Wood
Openings	Wood, Single glazing
Sanitation	Individual, Not conform
Kitchen	Not equipped, Kitchenette
Furnished	Partially furnished

Reference 984 Charming 2-bedroom stone cottage situated just off a country lane on a plot of 1676 m2 (just under 1/2 acre).

Ground floor

Entrance Hall with built in cupboard
Study with window to rear
Lounge/diner open to comer kitchen - this is a lovely large space with original tiles and stones on the floor. there is a wood burner in the lounge area and french windows onto the terrace.
Inner Hall
2 bedrooms
Shower room currently being partially renovated by owner, to be finished by buyer.

Outside

Garden is newly fenced to the road with quality fencing.
Terrace
Parking for two cars on hardstanding driveway.
Large garden.

The property has a wood burner for heating.
Septic tank (not conforming to current regulations).
Single glazed.

The property has many original features and just needs some finishing touches to make a really beautiful home.
The immediate local area is rural undulating countryside with many pleasant tracks to walk on.

Local shops, swimming pool, wakeboarding and golf at less than 5 km,
Sainte Sève 10 km
La Chatre 15 km
Chateauroux 50 km
Mainline train from Chateauroux - Paris 2 hours.
Limoges airport 1h40 by car.

For more information or to arrange a visit, please contact :
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Mandate N° 984. Price including 7.88% TTC agency fees to be paid by the buyer. Price excluding agency fees 82 500 €. DPE vierge This property is submitted to you by a sales representative. Our fees :

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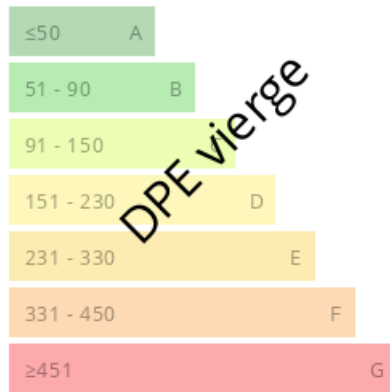


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Consommations énergétiques

Logement économe



Logement énergivore (kWh/m².an)

Émission de gaz à effet de serre

Faible émission de GES



Forte émission de GES (kg CO₂/m².an)