



House

POULIGNY NOTRE DAME (36)

122 500 €



80 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

In the heart of the Indre valley, come and discover this house without work, 3h30 from Paris and 45 minutes from Châteauroux. In a place with a few houses, peace and quiet guaranteed for nature lovers. On the ground floor of this charming stone house, you will enjoy a large living room of 40m²: open kitchen, dining room and living room with pellet stove. Upstairs, you will find 3 bedrooms and a bathroom with shower tray, sink and toilet. The house is fully furnished and equipped (gas stove, oven, microwave, dishwasher, refrigerator, furniture, sofa, beds, etc.), you can put your suitcases there! In addition to the dwelling house, a completely renovated barn completes this property. Additional 60m², tastefully furnished: exposed beams and local stones. Ideal for welcoming guests, providing accommodation, or developing your professional activity in a dedicated location. A large paved terrace allows you to enjoy the sunny days and the unobstructed view of the pastures and meadows of the Indre valley. The spacious 1400m² garden is fenced and planted with trees (fruit trees and hedges). A stone garden shed offers you storage and storage space, you can easily install the ride-on mower and all your DIY/gardening equipment. Individual septic tank up to standard, roof in good condition, double glazing throughout. More information or photos, virtual tour, contact me! Les honoraires d'agence sont à la charge de l'acquéreur, soit 7,46% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Sofia MALKI

SAINT-SATURNIN (18370)

Agent

RSAC : 979 127 784 00010

Courts service city :
BOURGES

(+33)6 99 81 14 31

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848114
Property type House
Exposure South
View Vue dégagée, sur Jardin
Furnished Yes

SURFACES

Living space 80 m²
Surface Carrez Law 62 m²
Living room surface 40 m²
Land surface 1400 m²

COMPOSITION

Number of rooms 4
Number of bedrooms 3
Number of bathrooms 1
Toilets count 1
Terrace 1

DPE/GES

DPE 334
GES 9

APPENDIX

Parking extérieur
Parking space 3
Videophone Non

SERVICES

Heater granules
Kitchen américaine



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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