



## Hamlet house with potential gîte,

36170, Saint-Benoît-Du-Sault, Indre, Centre-Val De Loire

\* Available \* 2 Beds \* 1 Bath

Hamlet house with potential gîte

€97,200

Ref: BVI71773

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**French Entrée** 



## Property Description

This country house, with a potential gîte (subject to necessary permissions) is situated in a hamlet just a few minutes from the beautiful town of St Benoit du Sault. Both the main house, and the outbuildings have huge potential. The house is habitable, though in need of a good refresh.

On the ground floor there is a tiled entrance hall, leading to the tiled kitchen, which features exposed beams and a chimney (18m<sup>2</sup>), a tiled bathroom (7m<sup>2</sup>), two bedrooms (12m<sup>2</sup> each) and a toilet. On the first floor there is a large attic space, with good headroom, split into two spaces, and ripe for conversion into living space (subject to necessary permissions).

There is a large barn attached to the property, as well as a laundry room. Attached at the other side of the barn is a small house, which has the potential to be renovated into a lovely little gîte (35m<sup>2</sup> plus convertible attic space - subject to necessary permissions). There is also a large non-attached barn (of around 53m<sup>2</sup>), opposite the house. The substantial garden at the rear overlooks the local countryside.

The town of Saint Benoit du Sault (on the official French list of beautiful towns) has a supermarket, independent shops and other services and is around 7 minutes away by car, a train station is around 25 minutes away and the international airport at Limoges is about a 50 minute drive.

Price including agency fees : 97.200 €

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Buyer commission included: 8 %



