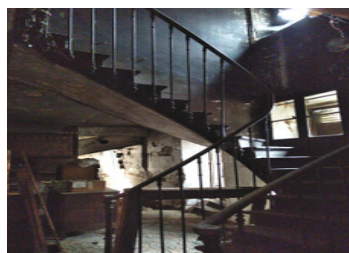


Superb opportunity to acquire a 190 m building in the historic centre of Saint-Benoît-du-Sault (36)



INFORMATION

Town:	Saint-Benoît-du-Sault
Department:	Indre
Bed:	3
Bath:	0
Floor:	190 m2
Plot Size:	0 m2



IN BRIEF

If you're looking to invest in one of the "most beautiful villages in France", this is the property for you. Situated in the historic part of the village with its narrow streets and hidden treasures, this house is just waiting to start its new life.

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

Ideally situated in the village, this magnificent 12th-century building has preserved its history and grandeur, with its terracotta floor tiles, stone walls, period staircase and two vaulted cellars.

The building was originally a bakery, whose oven is still inside and heated the whole house. Residents used to collect their bread from the shop via a small courtyard opening onto one of the village lanes. Today, the village is full of artists' studios, antique shops, restaurants and bars, making it a lively district par excellence.

Subject to "bâtiments de France" regulations.

Basement
2 large vaulted cellars

Ground floor
1 room used as a former shop, hallway, old baker's oven, two large rooms
courtyard to the front

First floor
corridor leading to three bedrooms and a small room
Attic in part

Technical details
No heating system
Single glazed windows
Fiber optic available in the village

This complete renovation is so much more than just a property: it is a unique opportunity to help preserve France's historic heritage.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 800 EUR

NOTES