

3/4 bed townhouse with garden and garage within walking distance of amenities



## INFORMATION

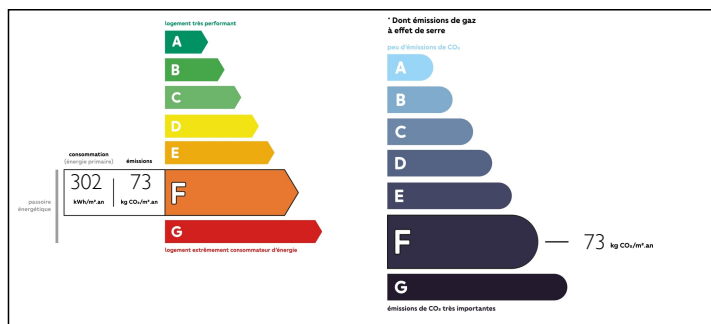
|             |                     |
|-------------|---------------------|
| Town:       | Preuilly-sur-Claise |
| Department: | Indre-et-Loire      |
| Bed:        | 4                   |
| Bath:       | 1                   |
| Floor:      | 120 m2              |
| Plot Size:  | 356 m2              |

## IN BRIEF

This property would make for an ideal holiday home being within walking distance of the bakery and restaurants/cafes. It sits on a quiet side street just a short walk from the centre of the town and consists of a large open plan kitchen/dining room and living room which runs the full length of the house. There is also a cloak room off to the right of the kitchen with a wc and access into the long garage which also has laundry facilities, the central heating boiler and a wine cellar. To the first floor there is a large family bathroom with a bath and shower, 3 good sized bedrooms, one accessed via an office/games room (which could be used as a 4th bedroom) and that also has a wc with wash basin. Leading from the rear of the living room, there is a patio with steps up to a long...



## ENERGY - DPE



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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

The property sits on a quiet side street just a short walk from the centre of the town and consists of a large open plan kitchen/dining room and living room which runs the full length of the house with exposed wooden beams and a woodburner. There is also a cloak room off to the right of the kitchen with a wc and access into the long garage which also has laundry facilities, the central heating boiler and a wine cellar. To the first floor there is a large family bathroom with a bath and shower, 3 good sized bedrooms, one accessed via an office/games room (which could be used as a 4th bedroom) and that also has a wc with wash basin. Leading from the living room, there is a patio and steps up to a long rear garden, which has a well and another patio area at the far end. There is also a storage shed for garden tools etc. Preuilly sur Claise has most amenities, as do Yzeures sur Creuse 5mins and also the historical thermal spa town of La Roche-Posay, less than 10mins from this property. All 3 have a bakery, restaurants and cafes etc. and La Roche Posay is famous for its thermal bath cures and spa centres that use the exceptional qualities of the natural spring water for their treatments and products produced locally. It also boasts a casino and racetrack - with about six race meetings per...

## LOCAL TAXES

Taxe foncière: **694 EUR**

Taxe habitation: **684 EUR**

## NOTES