

Cute town house close to the river in Chinon in walking distance to amenities. Some updating required. 3 bedrooms, kitchen and sitting room, loft space useable. Separate...



INFORMATION

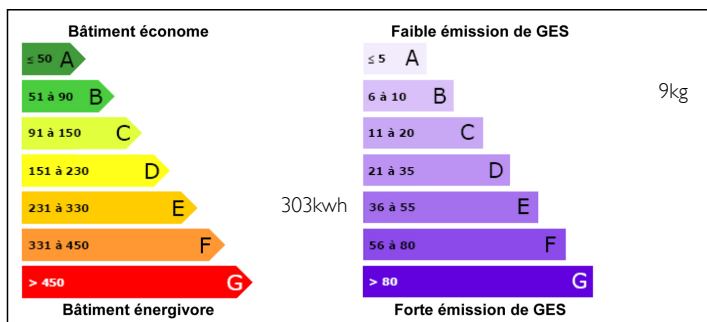
Town:	CHINON
Department:	Indre et Loire
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	0 m2



IN BRIEF

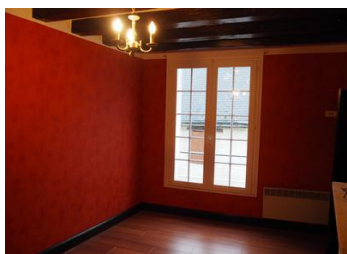
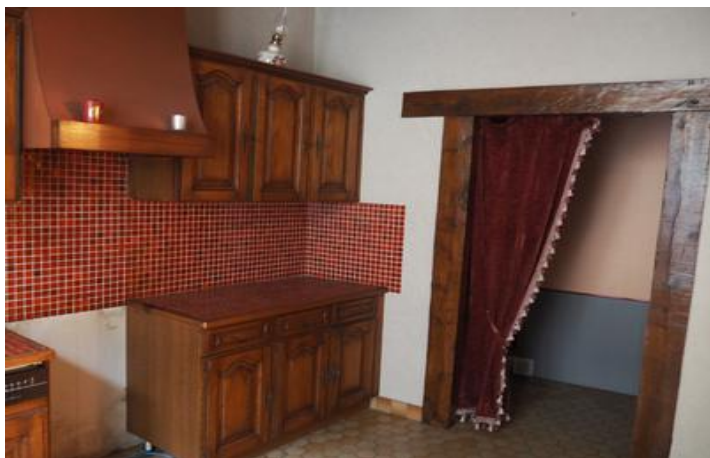
This lovely house would be ideal for a Loire Valley bolthole - in the town centre of Chinon it is located in walking distance to some fantastic restaurants, weekly market, all shops and services as well as the river and the fortress. Chinon railway station direct to Tours, TGV Tours to Paris in 55 minutes. Low cost airlines operate from Tours to UK, Poitiers airport also accessible within an hour.

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

South facing on a very quiet road, this house has no outside space.

Ground floor : Sitting room 23m² with tiled floor, fireplace, exposed wooden beams. Open plan across the hallway to Kitchen, 16m² with tiled floor, exposed beams and fitted kitchen. Pantry / office area.

Downstairs WC with basin. Storage.

First floor : Bathroom including bidet, vanity unit, shower and cupboard. All tiled, in need of decorative update.

Three bedrooms each with modern parquet flooring : double 14.5m², single 8.3m², double 13.5m².

Stairs to huge loft space (41 m² floor level) housing a 200l water heater. Potential for further bedroom/bathroom space.

Double glazed throughout, well insulated, window shutters, electric heating throughout. Connected to mains gas. Working fireplace.

Double garage with motorized door situated 30m away.

LOCAL TAXES

Taxe foncière: **977 EUR**

NOTES