

Fantastic investment opportunity - 3 Apartments, in the heart of a stunningly beautiful ancient village.

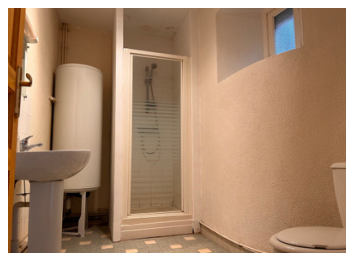


## INFORMATION

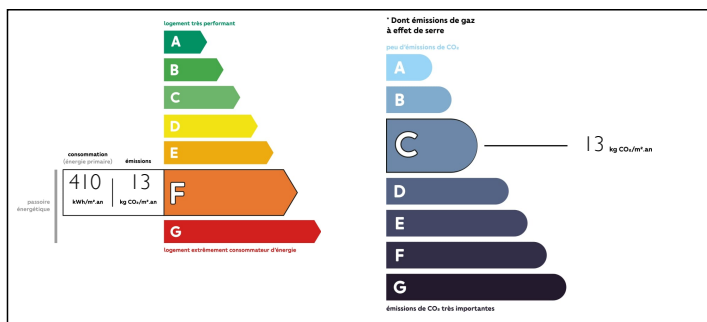
Town:	Saint-Benoît-du-Sault
Department:	Indre
Bed:	4
Bath:	3
Floor:	119 m2
Plot Size:	0 m2

## IN BRIEF

If you want to invest in one of the most magnificent 'Plus Beau Villages' in France, this could be your property. Set in the heart of the ancient heart of this incredible medieval village, the area has an up-and-coming Arty vibe. You can just feel the history as you walk through the enchanting narrow lanes, steeped in charm and full of hidden treasures. Just like stepping back in time.

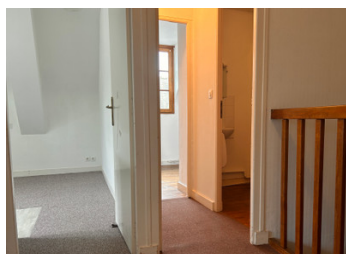
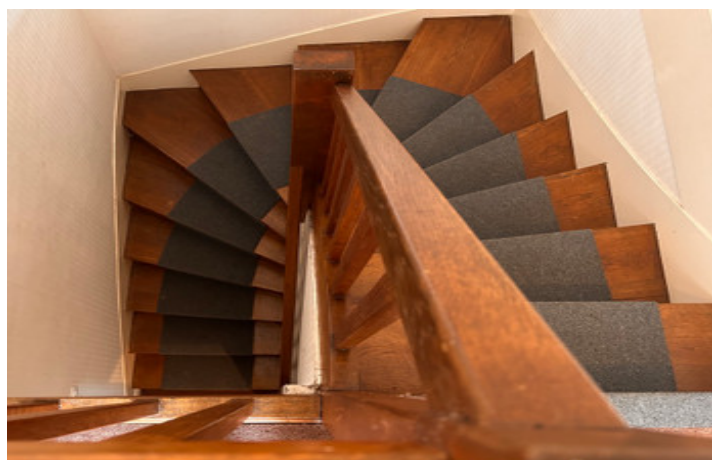


## ENERGY - DPE



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

The property is ideally situated within the village and currently split into 3 self-contained apartments, over 3 floors, sitting upon a large, ancient cellar. The building was formally a hotel annexe, and the ground floor apartment was a Tabac for some years after the war. More recently an estate agent and a photography studio.

The shop façade was recently replaced, so it could easily be converted back to a commercial unit. In addition to residential use, there is ample potential for an art gallery, an artist studio or to provide holiday homes for the many tourists attracted to the area. There are antique shops, restaurants and bars on the doorstep, so the area already has a buzzing feel about it.

The whole of the ground floor is tiled and both the first and second floors have traditional oak parquet floorings. The building is currently heated by electric radiators and is connected to mains drainage.

The property is very near the main village square, along a pretty lane with its cafe, book shop, butchers, pharmacy, craft shop, florist and hairdressers. The property is on the corner of the block.

Entering the building through the front door, at the end of the corridor you will find:

Apartment one.

This apartment is also accessible from the other side of the building as it has its own front door. There is immediate income from the tenant in this apartment, whose contract will transfer to the new owner.

On entering this apartment...

## LOCAL TAXES

**Taxe foncière: 1092 EUR**

## NOTES