LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30342BDE41 Price: 399 000 EUR

agency fees to be paid by the seller

**Beautiful property with 2 houses 13 rooms & 190m outbuildings. In Cellettes 12 mn from Blois**















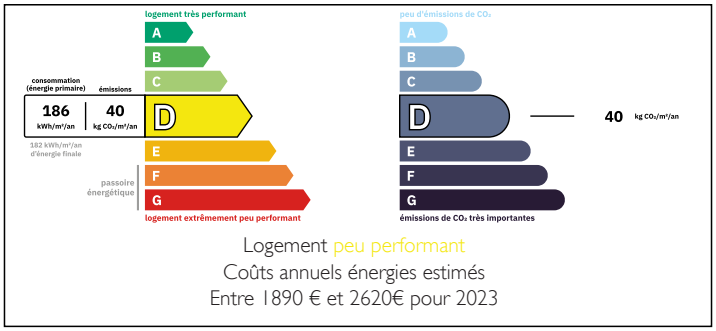
## INFORMATION

| | |
|---|---|
| Town: | Cellettes |
| Department: | Loir-et-Cher |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 281 m2 |
| Plot Size: | 777 m2 |

## IN BRIEF

Leggett Centre Val de Loire offers this pretty semi-detached village house dating from 1900, with approx. 120 m² of living space and a small, secluded courtyard. It will charm you with its authentic charm, beautiful Renaissance-style fireplace and parquet flooring. It is situated in the heart of the charming village of Cellettes with all its local shops, and 6 minutes' drive south of Blois. Access to the A10 motorway for Paris / Tours / Bordeaux is just 12 minutes away. Ask for our many photos and 360° videos before a successful visit in real life.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1890 € et 2620€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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## LOCAL TAXES

| | |
|---|---|
| **Taxe habitation:** | **1351 EUR** |

## NOTES

# DESCRIPTION

GENERAL DESCRIPTION

Beautiful 13-room property with 281m² of living space comprising several buildings for sale in CELLETTES 41120.

10 minutes south of Blois, in the heart of the Loire châteaux, in a charming village with all amenities.

Perfect for a main residence or tourist project, this unique property offers a large reception capacity and numerous conversion options over 3 levels. Entrance porch to the property

1° House on street of 115m² plus attic offering :

3m² entrance on the street with staircase, wc, 25m² living room with Renaissance period fireplace and wood panelling, access to a 25m² terrace out of sight, 6m² kitchen, on the 1st floor with parquet flooring : large living room 19m² with staircase leading to the 2nd, bedroom n°1 of 20m² with cupboard, bedroom n°2 of 10m², corridor 2m², double washbasin bathroom with wc 9m², on the 2nd: a study 4m², a bedroom 10m², a room to be finished which could be used as a dressing room 7m², a room to be finished which could be used as a shower room and wc 4m² and an attic of 15m² which could be converted. Gas central heating.

2°House in the courtyard of 166m² offering on the ground floor: living room 21m², fitted kitchen11m², lounge 10m², shower room 6m², corridor 6m², bedroom n°1 of 14m², bedroom n°2 of 18m², electric heating.

and 73m² to be finished: entrance hall 7m2 with staircase, 1st floor 2 rooms of 18m² and 19m² and staircase to 2nd floor with 1 large room of...

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