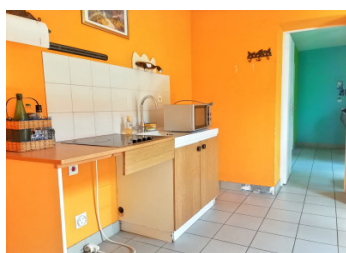


129m attached house & 533m garden Montoire town centre within walking distance Ask for our 360



INFORMATION

Town:	Montoire-sur-le-Loir
Department:	Loir-et-Cher
Bed:	0
Bath:	1
Floor:	129 m2
Plot Size:	533 m2



IN BRIEF

Leggett immobilier centre val de Loire offers this house of 129m².

It is a former doctor's surgery with all shops on foot in the centre of Montoire TGV Vendôme to Paris 42minutes.

Work to be carried out to create bedrooms and other areas as well as decoration.

The terrace is quiet and not overlooked by neighbours, with a pleasant garden/vegetable patch to be created for enthusiasts.

Attic to convert is a possibility

Discover our 360° for a successful visit & the description of the rooms on plan

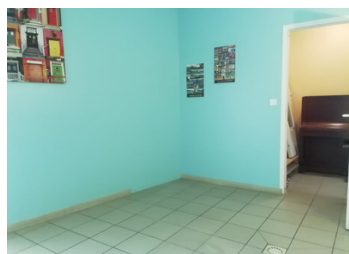
See you soon Bruno Debain LEGGETT agent

ENERGY - DPE

DPE not required.

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

This 129 m² single-storey house is just a stone's throw from Montoire-sur-le-Loir town centre, You will be greeted by a spacious 12.8 m² entrance hall leading to a 33 m² room that doubles as a lounge. The house also includes three other rooms measuring 12 m², 16 m² and 14 m² respectively, as well as a 9 m² study, the 11 m² kitchen and a final 11.6 m² room.

The house also has two toilets, one of which (5.9 m²) is accessible to people with reduced mobility and has a wash-hand basin.

As you can see, this single-storey house, whose rooms can be rearranged as you wish, is ideally located just 100 metres from the town centre, with easy access to the shops.

The 533 m² plot is fully fenced, providing a safe outdoor space for children and pets.

The TGV station is just 20 km away, (Paris / Montparnasse 42 minutes).

NOTES

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