LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35117AF37 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)

Secluded 3 bed house ideally situated in a hamlet, within walking distance of the bakery and all amenities.















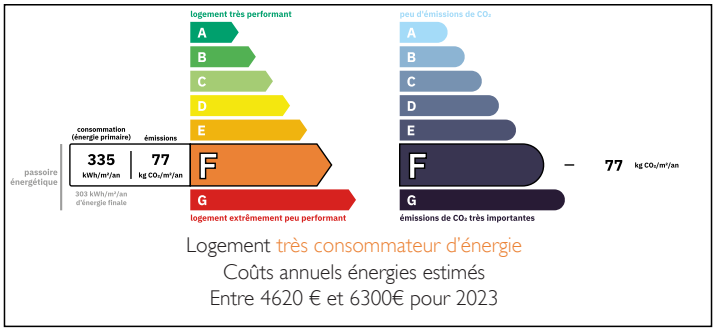
INFORMATION

Town:	Yzeures-sur-Creuse
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	109 m2
Plot Size:	554 m2

IN BRIEF

Well here it is, one so many of you have asked for, a quiet hamlet/edge of village location in walking distance for the daily baguette! Yes it really does exist and in a superb location too! 3 bedroom accommodation, ready to move into condition. Ideal as either a holiday home or a more permanent one. The house has an entrance hall, fully equipped kitchen, a good sized light living/dining room, a bedroom and shower room on the ground floor. A spiral staircase from the kitchen leads to another entrance at garden level and then on to a double bedroom with a toilet and wash basin ensuite. Another staircase in the living/dining room leads to lovely double bedroom with full ensuite facilities.
The house benefits from gas central heating system and also has a woodburner in the living...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4620 € et 6300€ 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.

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LOCAL TAXES

Taxe foncière:	**450 EUR**
Taxe habitation:	**650 EUR**

NOTES

DESCRIPTION

Situated towards the southern end of Touraine, this charming home is in an excellent location close to all of the local amenities Yzeures sur Creuse has to offer including bars, restaurants, supermarket, school, library, museum, church, bakery, park etc. Also nearby is the picturesque and historical thermal spa town of La Roche-Posay, just a short drive from this property. This elegant town is teeming with restaurants and cafes 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 year and even has its own golf course and cinema! Whether you feel like exploring the wine growing areas of the Loire with its many Chateaux or the medieval villages of the area, such as Angles sur L'Anglin nominated as one of France's "Beaux Villages", Loches where Joan of Arc met with the King of France or Amboise, the resting place of Leonardo da Vinci. Yzeures sur Creuse is only 25 km from the nearest TGV station and A10 motorway at Châtellerault and approximately 1 hr from 2 Ryanair served airports (Poitiers and Tours). All major channel ferry ports are between 4 and 6 hours drive.

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