

Renovation project in the centre of MONDOUBLEAU. Well positioned, surrounded by peaceful lifeflow.

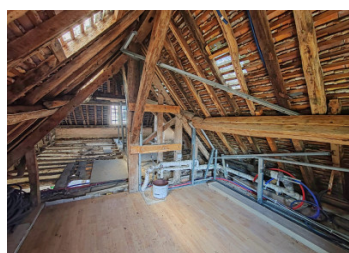


## INFORMATION

Town:	Mondoubleau
Department:	Loir-et-Cher
Bed:	0
Bath:	0
Floor:	70 m2
Plot Size:	165 m2

## IN BRIEF

70m2 house with outbuilding, small courtyard and garden on a 165m2 plot of land. To be renovated to your taste. This blank canvas is situated at the heart of the village of MONDOUBLEAU, on a small road with low traffic. The property has no onviewing windows and is well situated.



## 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

House of 70m<sup>2</sup> to renovate. On a small road with no entry in both directions except for residents, so very little traffic.

### HOUSE :

Ground floor :

- Living area (30m<sup>2</sup>) with chimney, currently held up by acrow props, the main beam needing to be replaced. There is no ceiling above this room.
- Kitchen (22m<sup>2</sup>) with sink, cupboard and electric light with a door to the courtyard.

Upstairs :

- Open room (22m<sup>2</sup>) above the kitchen.
- Space to add another room above the living area to increase the footage of the house. Currently has no flooring.

OUTBUILDING :

- A first room with well (21.5m<sup>2</sup>) opening onto the small back garden.
  - A second room also opening onto that garden.
- Both these rooms have not yet been claimed for any specific use.

This property would be a great purchase for a buyer wanting to start a renovation project, in a peaceful and pleasant environment with nearby amenities.

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

## NOTES