LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38185SKN36 Price: 67 500 EUR

agency fees to be paid by the seller

Perfect one-bed town house in centre of pretty Brenne town, near river Creuse. Price negotiable.















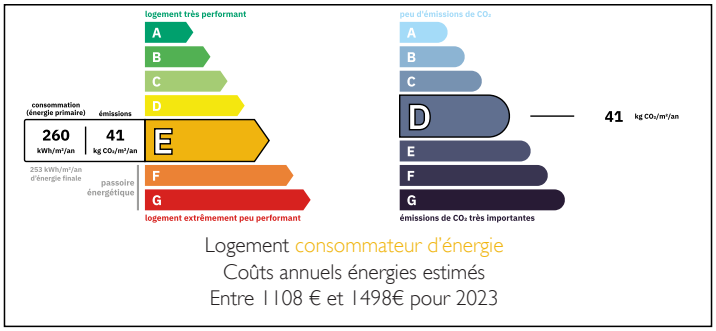
INFORMATION

Town:	Le Blanc
Department:	Indre
Bed:	1
Bath:	1
Floor:	55 m2
Plot Size:	0 m2

IN BRIEF

A really charming town centre terraced house in an historic location and ready to occupy. The perfect townhouse for anyone wanting an easily-managed property as either a main residence or holiday home and with all Le Blanc has to offer on your doorstep. The property comprises a kitchen with attractive bronze-red marble floor tiles, fitted wooden units and appliances. The double garage is off the kitchen. Stairs lead up to a cosy salon with wood burner and fitted bookcases, bedroom with original fireplace, shower room with storage cupboard. Stairs lead from the first floor to a large attic space with wonderful views of the weir on the river Creuse, Château de Naillac and the old town on the opposite bank. This space has three double glazed dormer windows and...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1108 € et 1498€ 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 foncière: **467 EUR**

NOTES

DESCRIPTION

Situated in the Parc de la Brenne, Le Blanc is a lively town with a programme of events, two markets per week, schools, supermarkets, specialist shops and sports facilities including a swimming pool. The town boasts several antique and brocante shops, ideal for hunters of vintage French treasures.

The Parc de la Brenne is a regional nature park of approx 4000 lakes including swimming lakes at Bellebouche, Saint Genou, Chaillac and Belabre. It is popular with outdoor sports enthusiasts and has year-round events including rambling, sailing, canoeing, paddleboarding, cycling, live gigs and children's activites.

Transport connections are good with the A20 autoroute 20 minutes away, a fast train service from Poitiers and the Indre regions captial Chateauroux to Paris and the south and low-cost international and domestic flights from three nearby airports: Limoges, Poitiers and Tours.

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

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