

## 2 bed cottage with patio, tropical style garden, pool and a caravan

EXCLUSIVE



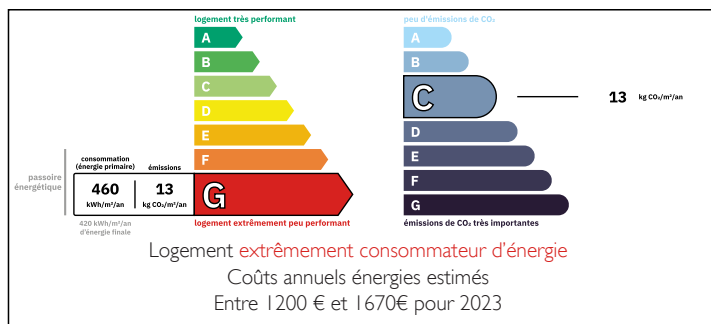
## INFORMATION

Town:	Charnizay
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	58 m <sup>2</sup>
Plot Size:	993 m <sup>2</sup>

## IN BRIEF

This delightful 2 bed cottage enjoys a tranquil setting and comes with an above ground pool and a caravan! The property consists of a living room with feature fireplace, wrought iron spiral staircase, exposed wooden beams and a tiled floor with a mosaic and a kitchen/dining room, also with a tiled mosaic floor and exposed beams. Then on the 1st floor there is a landing with access to 2 bedrooms and a family shower room. To the outside, there is a patio, garden with shrubs and palm trees, gazebo, above ground pool, garden shed and a caravan. The property sits in a quiet hamlet close to a village which has a restaurant, bakery etc. Is only around 10mins from the nearest supermarket and hospital as well as only 30 minutes from the nearest TGV station at Châtellerault, just...

## ENERGY - DPE



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

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

## LOCAL TAXES

**Taxe foncière: 280 EUR**

**Taxe habitation: 140 EUR**

## NOTES