LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39861AF37 Price: 199 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

Beautifully renovated 4 bed longere with outbuilding, courtyard and garden in a quiet hamlet setting















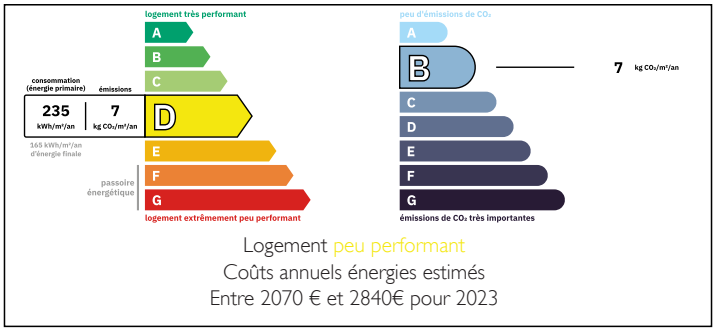
INFORMATION

Town:	Boussay
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	736 m2

IN BRIEF

This superb longere has been recently upgraded to include a kitchen/dining room with white painted wooden beams which opens onto a cosy living room area with exposed wooden beams, and a feature fireplace with a wood burner. Leading off the kitchen are laundry facilities and a shower room. Next comes a dining room which has a feature open fireplace, original hand made floor tiles, exposed beams and stone walls and the staircase leading to the first floor. Still on the ground floor, there is a large living room with a wood burner in the corner and a ground floor bedroom, which has access out onto the patio to the rear of the property. On the first floor there is a landing giving access to a family shower room and 3 good sized bedrooms. The property has a lovely...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2070 € et 2840€ 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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NOTES

DESCRIPTION

The property is situated in a quiet hamlet in the southern Loire valley close to the town of Preuilly sur Claise (approx. 2km) which has most amenities, as do Yzeures sur Creuse and also the historical thermal spa town of La Roche-Posay, both only around 10km away. All 3 have restaurants and cafes etc. and La Roche Posay 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" and Chauvigny with its ramparts hosting regular displays of its rare bird collection. Conveniently located 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), as well as only between 4 and 6 hours drive from the main channel ferry ports.

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