LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40085CFI37 Price: 139 500 EUR

agency fees to be paid by the seller

Charming 2-3 bedroom stone house in walking distance to the Loire riverside, scope to extend, facilites nearby















INFORMATION

Town:	La Chapelle-sur-Loire
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	700 m2

IN BRIEF

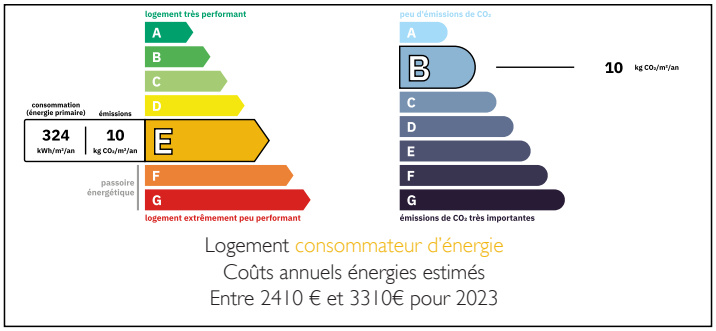
If you're looking for a blank canvas to make your own, this property offers an ideal opportunity!

Situated in the village of La Chapelle sur Loire, the property is in walking distance to the café, bakery and the riverside for a stroll. Nearby bigger towns (Bourgeuil, Chinon, Langeais) offer a broader range of shops and services as well as regular markets.

Inside the house, the kitchen and bathroom are new, and fully operational, and the large living space has a recently installed pellet burner providing heat and ambiance.
The property has 2 bedrooms with a third small room suitable for a nursery or office.

There is a garage, two outbuildings and a very large attic which could all be used to create additional living space if required.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2410 € et 3310€ 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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DESCRIPTION

All the existing rooms are on the ground floor.
There are attic spaces that could be converted.

Entrance into the main living area (34m2) which incorporates a modern fitted kitchen and breakfast bar. Behind the kitchen to the right is the WC, and a modern bathroom (4,7m2).

To the left of the living room are three bedrooms :
3,4 x 2,6 = 8,8m2 with window to the front
3,6 x 2,15 = 7,7m2 with window to the front
3,3 x 2,2 = 7,2m2 with one small high window

Outside there are two outbuildings to the right of the facade, one houses the hot water and electricity, the second has access to a substantial attic space.
To the left of the facade there is a garage, and access by a wooden staircase to a large attic which if converted could also have stairs down to the main house.

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

NOTES

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