LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41165AF37 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)

4 Bed country cottage with a 1 bed barn coversion and outbuildings nestled in a quiet hamlet

EXCLUSIVE















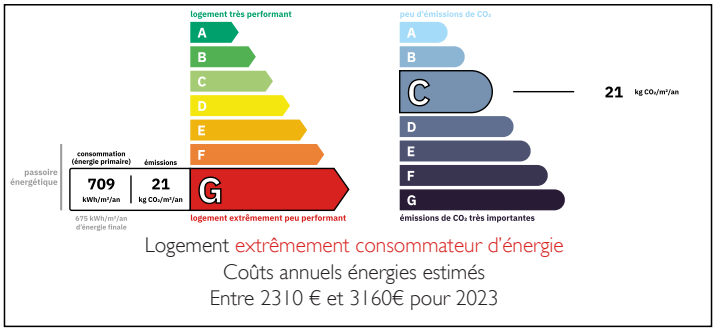
INFORMATION

Town:	Charnizay
Department:	Indre-et-Loire
Bed:	5
Bath:	2
Floor:	115 m2
Plot Size:	2212 m2

IN BRIEF

The property sits in a quiet hamlet and is accessed via a shared private driveway that leads past the bread oven and into the barn/garage. The main house has a large open plan kitchen/dining room with a wood burner at one end, with bathroom and laundry facilities leading off at this end and 2 bedrooms at the opposite end. Off to the rear is a conservatory that leads out to the patio and garden at the rear. The staircase in the open plan room leads to a landing area that gives access to 2 bedrooms, one at each end. The hamlet is less than 10mins from Preuilly sur Claise which has most amenities, bakery, bars/restaurants, banks, small supermarket etc. The property is easy to reach from the UK being only around 30 minutes from the nearest TGV...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2310 € et 3160€ 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

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