LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41364AF37 Price: 156 600 EUR

agency fees included: 8 % TTC to be paid by the buyer (145 000 EUR without fees)

Two 1 bed properties both with patios and gardens and a separate orchard with a wood















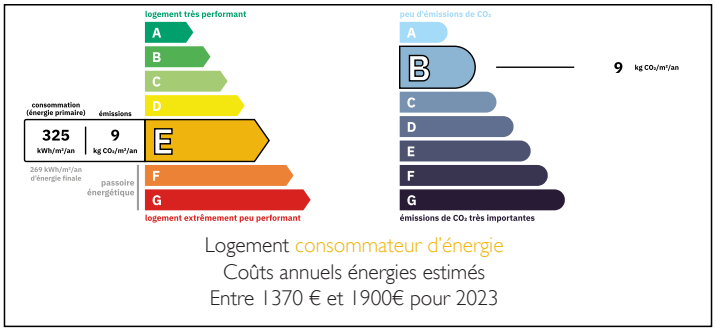
INFORMATION

Town:	Yzeures-sur-Creuse
Department:	Indre-et-Loire
Bed:	2
Bath:	2
Floor:	124 m2
Plot Size:	3047 m2

IN BRIEF

The property consists of a semi-detached 1 bed cottage with patio and garden and a 1 bed barn conversion, also with a garden and patio as well as a separate orchard and woodland plot. It is situated in a quiet hamlet within walking distance of all of the amenities that the lovely little town of Yzeures sur Creuse has to offer including supermarket, bank, bakery, bars etc. The main house has a large open plan living area, a sitting room and 1st floor bedroom at one end and a utility room and family bathroom at the other end. The barn conversion has a large open plan living room with wood burner and is open onto the kitchen, a shower room and a bedroom on the mezzanine level is accessed via the spiral staircase. Yzeures sur Creuse is only...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1370 € et 1900€ 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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LOCAL TAXES

Taxe habitation:	**441 EUR**

NOTES

DESCRIPTION

The properties are situated at the edge of a quiet hamlet within walking distance of amenities. The main house has beautiful painted solid wooden shutters and on entering the property you are greeted with a large open plan living area with exposed wooden beams and a woodburner at one end, which heats the sitting room as well as the main living space and a wood burning stove and kitchen/dining area at the other, with patio doors leading directly out onto the patio and garden at the rear. Off to the right is a utility room which has an oil fired boiler, which just needs an oil tank fitting and connecting to give central heating too, if required. The family bathroom and access to the side garden and barn conversion are also at this end of the cottage. At the other end of the cottage, off the main living room to the left, is a sitting room and also a staircase leading to a first floor bedroom with exposed roof beams. To the outside is an attached garden with covered area for keeping wood dry, parking space, a ruin and the barn conversion. The barn conversion has a large open plan living room with wood burner and is open onto the kitchen, a shower room and a bedroom on the mezzanine level is accessed via the spiral staircase in the kitchen area. The property also benefits from a separate garden plot with some...