LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42615AKB37 Price: 265 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (250 000 EUR without fees)

Three-bedroom farmhouse with numerous outbuildings in Marigny Marmande.















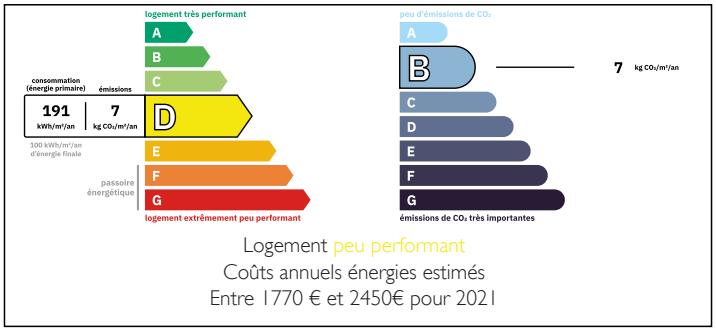
INFORMATION

Town:	Marigny-Marmande
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	121 m2
Plot Size:	8400 m2

IN BRIEF

Sitting on a plot size of 8400m2, this three-bedroom farmhouse and its many outbuildings, offers the opportunity to create additional living space or use the many outbuildings to develop a business.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1770 € et 2450€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42615AKB37 Price: 265 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (250 000 EUR without fees)







NOTES

DESCRIPTION

Arriving into the enclosed courtyard, you enter the house directly into the fitted kitchen/dining room (30m2) with woodburning stove. To the rear, is a utility room (7m2). To your left of the kitchen, off a small hall (5m2), is the living room (25m2) with woodburning stove. At the rear of the kitchen, off a corridor (6m2) are two bedrooms (12m2 and 15m2). To the left, off a separate corridor (5m2) is a WC (1m2), shower room (5m2) and bedroom/office (10m2). From the small hall, a stone staircase leads up to the attic space with three rooms (32m2, 32m2 and 53m2) which could be developed to create additional living space.
From the courtyard, you access the outbuildings :
A cow barn (53m2) and stable (60m2)
A double height barn (185m2)
A bar (22m2) from where you access a room housing the old wine press (132m2)
A room with fireplace (34m2)
Additional spaces which would have been used to house rabbits, chickens, and other livestock (8m2, 7.5m2, 31m2 & 12m2, 31.5m2, 26m2 & 13m2)
There is a covered parking area (40m2) which has an electric charging point.
Separate to the farm complex there is also a small building (19.5m2) and two hangars (411m2 & 117m2).

The land is to the side and rear of the house.

The village of Marigny-Marmande is well-known for its annual truffle fair. The historic walled town of Richelieu with its covered market, beautiful park and amenities is just 15 minutes away. The house is in the perfect location for exploring...

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr