LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42935NAL36 Price: 71 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 000 EUR without fees)

Village house, 1 bedroom, attic for conversion, courtyard and garden with well and old stables.

EXCLUSIVE















INFORMATION

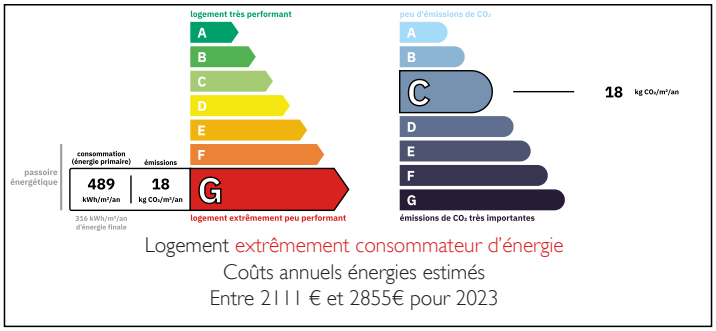
Town:	Ciron
Department:	Indre
Bed:	1
Bath:	1
Floor:	55 m2
Plot Size:	2775 m2

IN BRIEF

House with great potential in the Brenne Regional Nature Park

Located in the village of Scoury, Ciron (Centre - Val de Loire) , at the end of a secure cul-de-sac, this property offers a budget-friendly opportunity for refurbishment. Its large garden adds real value and potential for development, making it ideal as a first purchase, seasonal rental, or personalised second home.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2111 € et 2855€ 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

House with great potential in a sought-after natural environment

Located in a village in the Brenne Regional Nature Park, this house in need of refurbishment represents a great opportunity for a budget-friendly purchase.

Set at the end of a secure cul-de-sac, it offers:

A spacious 18 m² kitchen

A 13.5 m² bedroom

A 13.5 m² living room

A 5 m² bathroom

A functional 4 m² hallway

A large usable garden

The layout is simple and efficient, providing a sound basis for a renovation project.

Perfect for:
A first purchase

A seasonal rental investment

A second home to personalise

The garden is a real selling point and an additional asset.

An accessible property with great potential for development.

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