LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43134HRC36 Price: 184 800 EUR

agency fees to be paid by the seller

Detached House with Full Basement, Large Garden & Building Plot Potential















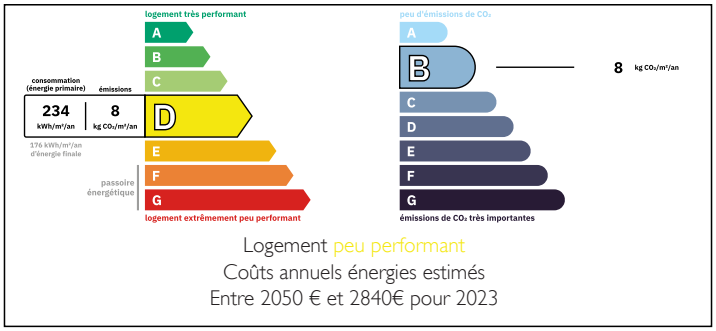
INFORMATION

Town:	Le Blanc
Department:	Indre
Bed:	3
Bath:	1
Floor:	133 m2
Plot Size:	7643 m2

IN BRIEF

Located in a quiet area on the outskirts of Le Blanc (36300), this solid 1978 detached house offers generous living space, a full basement, and excellent development potential. Set on a large plot with part of the land constructible, the property benefits from mains drainage, fibre optic internet, and close proximity to shops, restaurants and the town centre. Structurally sound, it requires interior updating, making it a fantastic opportunity to create a home tailored to your taste.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2050 € et 2840€ 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 foncière:	**2000 EUR**

NOTES

DESCRIPTION

Situated in a peaceful residential area of Le Blanc (36300), this 1978 detached house built over a full basement offers spacious accommodation, a large garden and exciting potential for further development. The property enjoys a quiet setting while remaining close to shops, restaurants and the town centre. It benefits from mains drainage and fibre optic internet.

The house sits on a generous plot, with part of the land designated as constructible (subject to the necessary permissions), offering scope for additional building or investment potential. Outside, there is a lovely west-facing terrace, perfect for enjoying afternoon and evening sunshine. The terrace is fitted with electric awnings and can be extended if desired. The property is equipped with double-glazed windows and electric shutters throughout.

On the ground floor, the entrance and hallway (9.72 m²) lead to a further corridor of 7.6 m² with built-in cupboards. The bright and spacious 42 m² living and dining room features a fireplace with insert. The kitchen measures 12.16 m². There are three bedrooms of 15.1 m², 17.5 m² and 15.8 m², the latter benefiting from a washroom. Two of the bedrooms have direct access to the terrace. The bathroom (10.4 m²) includes both a bath and a shower, and there is a separate WC.

An existing staircase leads to a 60 m² attic space which is suitable for conversion, also allowing clear visibility of the roof structure, which is in good condition.

The full basement spans the entire footprint of the house and offers...