LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43410SOE37 Price: 234 000 EUR

agency fees to be paid by the seller

A large 4 bed, 3 bath house in heart of a village with large garden and close to the Royal City of Loches.















INFORMATION

Town:	Loches
Department:	Indre-et-Loire
Bed:	4
Bath:	3
Floor:	133 m2
Plot Size:	2270 m2

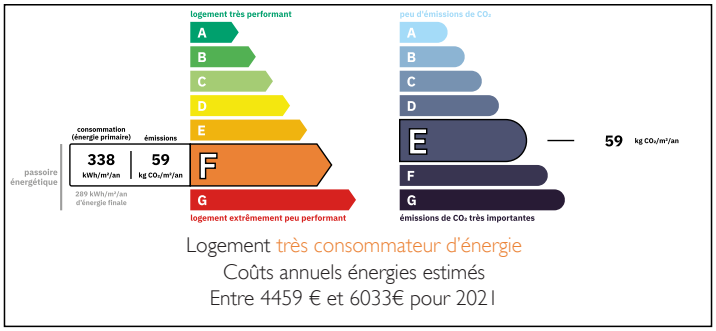
IN BRIEF

This lovely wysteria-clad property is in the heart of the village and only 10 minutes from the busy Royal City of Loches with its full range of facilities. The property has been sympathetically renovated over the years to make a lovely family home. The property was originally the saddlery and blacksmith for the village and the original blacksmiths workshop has been beautifully converted into the main bedroom. There are numerous outbuildings and a beautiful fenced garden with a petanque pitch. The village bakery is just a few steps away.

All the reception rooms, bedrooms and bathrooms are on the ground floor level. The majority of the first floor is empty, loft area. There is one room which is accessed via an external metal staircase.

The outbuildings include a large garage with room for a workshop, a boiler house which used to be the old bread oven and other storage room. Opposite the property is another storage room which backs on to the village church.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4459 € et 6033€ 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

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LOCAL TAXES

Taxe foncière:	**885 EUR**
Taxe habitation:	**761 EUR**

NOTES

DESCRIPTION

The house is accessed directly into the large dining room with fireplace. A door leads to the kitchen. There is a window to the front and a door to the garden. The kitchen has a full range of cupboards and dressers. There is a free-standing cooker, fridge/freezer and dishwasher. Another door off the dining room leads to a large double bedroom with a view over the garden. At the rear of the bedroom is a doorway to a bathroom with shower over the bath, toilet and a washing machine.

Returning to the dining room, a door next to the fireplace leads to the large living room. The room has a door and window to the front of the property. A woodburner has been installed in the fireplace.

A door leads to a corridor off which is a double bedroom, a single bedroom and a family bathroom.

Also off the living room is a door leading to the old blacksmith's room. The original entrance has been retained and is a large glazed area with a door into a private courtyard. The large double room has an en-suite shower room with toilet. Also from this room is a door leading to a passageway which gives access to the rear garden.

The property has high ceilings throughout. It is south west facing and flooded with light.

At the front of the property is a large parking area behind an electric gate. There is access to the garage. The garage is L shaped with a workshop area at the end. Next door is a tiny house which used to have the old bread oven. This now houses the central heating boiler. Next door is another storage room.

A metal staircase gives access to a single room above the kitchen. It is used for storage, and has the original wall covering. A door leads into the loft area above the dining room...