LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43568AKB37 Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

Charming single storey two bedroom, two bathroom house with outbuildings and gardens near Antogny le Tillac















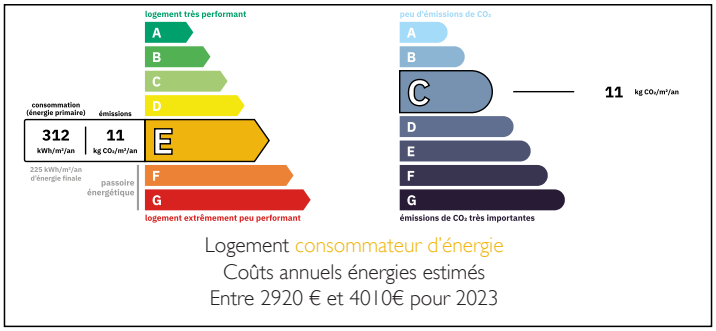
INFORMATION

Town:	Antogny-le-Tillac
Department:	Indre-et-Loire
Bed:	2
Bath:	2
Floor:	130 m2
Plot Size:	4490 m2

IN BRIEF

Located in a small hamlet between Marigny Marmande and Velleches, this two bedroom, two bathroom single storey house benefits from a large garden with orchard and vegetable garden, an above ground swimming pool. There is also a courtyard garden with separate access, two barns and a room used as an office.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2920 € et 4010€ 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:	**880 EUR**

NOTES

DESCRIPTION

Down the gravel drive, the house is straight in front of you and to your right.

Entering into the hall (5m2), to your left is a bedroom (27m2) with windows to the garden and front of the property. Straight ahead is a shower room (7m2) with shower, sink and WC. To your right is the fitted kitchen/dining room (30m2) with pellet burning stove. There are windows to the front of the property and a door with steps down to the covered veranda (13m2) from where you can access the living room (25m2) with wood burning stove. Off a hall (4m2) is a bathroom (5m2) which has a bath, sink and WC and bedroom (19m2) with patio doors to the front of the property.

Back to the covered terrace, steps lead down to the courtyard garden. From here you can access the two barns. The ground floor (56m2) of the barn facing the property has a wood burning stove and could be used all year. It also has a first floor which could also be converted. The second barn, to the right of the property, is currently used for storage and as a workshop. A room (8m2) attached to this barn is used as an office. There is also a separate room that runs behind...