LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45189CFI37 Price: 230 000 EUR

agency fees to be paid by the seller

Attractive stone house with four bedrooms, two bathrooms located in a hamlet between two vibrant villages.















INFORMATION

Town:	Huismes
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	8500 m2

IN BRIEF

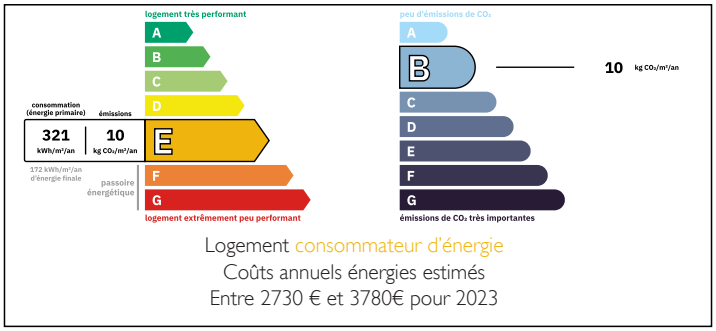
This property has been a much loved family home, renovated in part in 2007, and the first floor in 2014, it offers two spacious living/reception rooms on the ground floor with plenty of original features (tommette tiled floor, stone chimney breast) along with modern comforts like the pellet burner.

Outside, it offers a substantial plot of land (just over 8000m2) and some outbuildings.

It is well located for everyday conveniences such as schools and small local shops, and also as a holiday destination being close to the castles of Ussé and Chinon along the Loire à Vélo cycling path.

The property is situated between Rigny Ussé and Huismes, 11km from Chinon and 16km from Langeais, both of which have railway links to Tours as well as much more substantial shops and services.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2730 € et 3780€ 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.

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.
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DESCRIPTION

Ground floor
Reception room (4,6 x 5,2 = 24,2m2) with wood burner
Reception room 2 (5,0 x 5,3 = 26,8m2) with pellet burner
Kitchen (4,2 x 2,3 = 9,9m2)
Extension/Laundry/Shower room and WC (4,3 x 4,0 = 17,4m2)

First floor
hayloft conversion = sloping ceilings
Bedroom 1 4,5 x 2,3 = 11,7m2
Bedroom 2 2,9 x 3,2 = 9,6m2
Bedroom 3 2,6 x 2,5 = 6,7m2
Bedroom 4 2,2 x 4,0 = 9,09m2
Bathroom with bath, basin and WC 2,1 x 2,1 = 5,7m2

Outbuildings :
Workshop with original bread oven and empty loft space above (3,9 x 3,7 = 15,0m2) attached to a double height barn (6,6 x 6,4 = 42,7m2)
House with one semi-renovated room on the first floor suitable for artist/workshop / occasional bedroom (4,9 x 4,5 = 22,4m2), downstairs is a cave/storage room with the same footprint.

Garden area to the front, not overlooked, substantial land to the rear suitable for animals or a small farming project.

All measurements taken by agent, non contractual

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

NOTES

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