LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46429ANF37 Price: 96 800 EUR

agency fees included: 10 % TTC to be paid by the buyer (88 000 EUR without fees)

**Charming 3 bedroom house, close to a popular swimming lake, with a separate plot of land.**

EXCLUSIVE















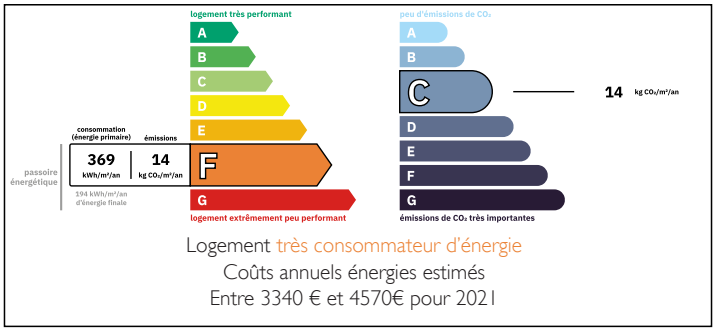
## INFORMATION

| | |
|---|---|
| Town: | Rillé |
| Department: | Indre-et-Loire |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 93 m2 |
| Plot Size: | 829 m2 |

## IN BRIEF

Located in the peaceful village of Rillé, with its popular swimming lake, this attractive 3 bedroom property with a gated garden to the front and a large separate garden, offers countryside views and excellent potential as a low-maintenance holiday home, Gite or lock-up-and-leave property.

## ENERGY - DPE




Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3340 € et 4570€ 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.
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## LOCAL TAXES

**Taxe foncière:** **495 EUR**

## NOTES

## DESCRIPTION

This charming property offers comfortable and versatile accommodation. The ground floor features a spacious living and dining room, providing plenty of space for relaxing and entertaining. The kitchen enjoys lovely views over the surrounding countryside, creating a peaceful and rural atmosphere. A bedroom and shower room are also located on the ground floor, adding to the practicality of the layout.

Upstairs you will find a further two bedrooms and a toilet with wash facilities.

Outside, the property benefits from a gated garden to the front, while a large separate garden provides additional outdoor space for relaxing, gardening, outdoor dining, or enjoying the surrounding countryside.

With its manageable accommodation, flexible layout, and attractive outdoor areas, this property would make a great Gite business or an ideal lock-up-and-leave holiday home.

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

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