LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46563BDE41 Price: 208 650 EUR

agency fees included: 7 % TTC to be paid by the buyer (195 000 EUR without fees)

**In the centre of Blois, a lovely little house of 67 m , fully refurbished, on 614 m of land, with 2 bedrooms**

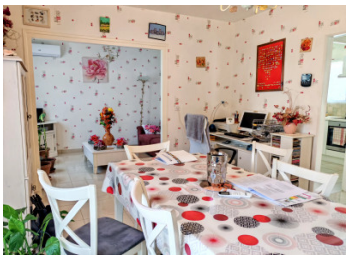














## INFORMATION

| | |
|---|---|
| Town: | Blois |
| Department: | Loir-et-Cher |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 64 m2 |
| Plot Size: | 614 m2 |

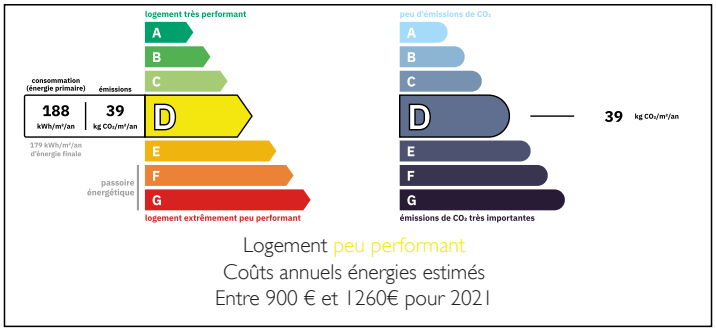
## IN BRIEF

LEGGETT Immobilier and Bruno Debain, estate agent in the Centre-Val de Loire region (Chambord), are offering this property in the centre of Blois, within walking distance of the town centre. A quiet area with no direct neighbours opposite – ideal for those on a tight budget; no work needed, just move in and enjoy it.

A 67 m² house with a basement, fully renovated in 2021 by the owner, comprising 2 bedrooms, 1 kitchen, 1 lounge/dining room, 1 shower room and 1 separate toilet.

Please do not hesitate to contact me.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 900 € et 1260€ 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.

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## LOCAL TAXES

**Taxe foncière:** **1105 EUR**

## NOTES

## DESCRIPTION

Charming 67m² house on 614 m² of fully walled grounds

At 15 Avenue de l'Arrou, in a quiet area within walking distance of the town centre.

Access to the front door via a flight of stairs and a ramp for disabled access

DESCRIPTION

An entrance hall with a toilet on the left, a fitted kitchen (with access to the basement), a corridor leading to the two bedrooms and the shower room. You can also enter via a side gate and access the garage with an electric roller shutter in the basement; there is a lovely flower-filled garden with a lawn, tended by the owner.

New heat pump, new radiators, external insulation redone, new terrace

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