LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46820LIL37 Price: 399 500 EUR

agency fees to be paid by the seller

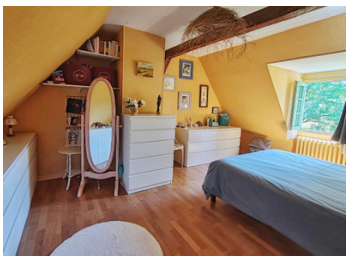
Two 120m2 buildings. A charming 3 bedroom home. A large garage with convertible attic. DPE C GES A.

EXCLUSIVE







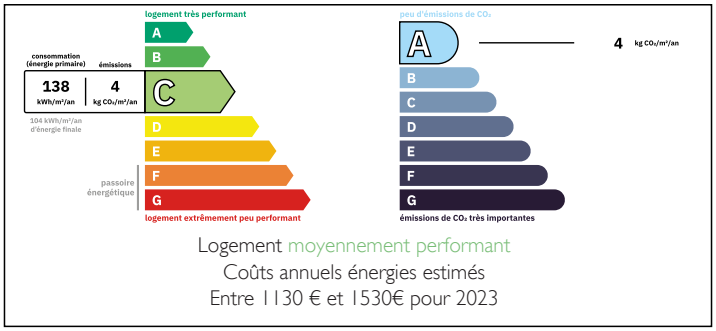








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1130 € et 1530€ pour 2023

INFORMATION

Town:	Cerelles
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	119 m2
Plot Size:	1074 m2

IN BRIEF

2 properties in 1.

In the first 120m2 building, discover this detached family home with fully equiped kitchen and living room, both with direct access to the terrace, perfect to appreciate meals outside or moments with loved ones, 3 bedrooms, 1 bathroom (redone in 2025) with walk in shower and bath.
A second living room with separate, independant entrance, that could be turned into a fourth bedroom.

Heat pump from 2023, underfloor heating.

In the second 120m2 building, a spacious garage divided into two spaces, that can hold multiple vehicles and storage. Convertible attic above, that could add habitable space to the property.

Spacious and private garden.

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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NOTES

DESCRIPTION

This property offers two 120m2 buildings.

The house :
Initially built in 1900, this home benefits from a good energy rating DPE C and GES A (06/2026), thanks to its double glazed windows, quality of the insulation and the heat pump installed in 2023.

On the ground floor, a fully equipped kitchen (22m2), a reception room used as a dining/living room with wood stove, a new bathroom from 2025 (8m2) with walk-in shower and bath, a second living space, that could be turned into a fourth bedroom (24m2) with independant access and with adjoining door to the garage, a toilet with sink (2m2), as well as a room (3m2) currently used as a sewing room, that, thanks to the connection of water supply and drains, can be used as a utility.

Upstairs, the landing with integrated cupboard leads to 3 bedrooms with windows with calming views of the garden.

The garage :
Second building, the same size as the house.
On the ground floor a large garage that can hold multiple vehicles and storage.
But most importantly a conevrtible attic that could add habitable space to the property.

The land included with the porperty offers a spacious garden with a terrace, a shed to store garden equipment, that could potentialy house a jacuzzi. A tarmac courtyard with electric gate leads to the garage and a shelter to store wood and a trailer. Behind the shed, there is additional space that would be perfect for a chicken coop.
Added bonus, a cellar dug in...