LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46833AKB37 Price: 120 000 EUR

agency fees to be paid by the seller

Beautiful ancient tannerie offering 1/2 bedrooms in the pretty village of Ferrière-Larçon. Sold furnished.















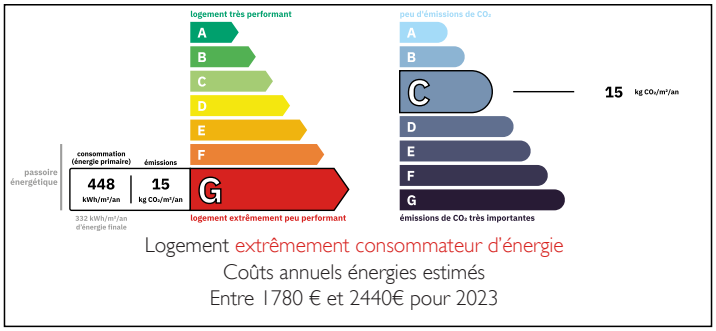
INFORMATION

Town:	Ferrière-Larçon
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	55 m2
Plot Size:	472 m2

IN BRIEF

Once an ancient tannerie, this lovely little house retaining some of its original features, dates from around 1800 and is situated in the pretty village of Ferrière-Larçon. The house and its cottage style garden are nestled in its surroundings.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1780 € et 2440€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46833AKB37 Price: 120 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **180 EUR**

NOTES

DESCRIPTION

You enter directly into the kitchen/dining room (15 m²), a bright and welcoming space with a window overlooking the garden. To the left is a cupboard (1 m²) housing the hot water tank and the staircase to the first floor. Beyond the kitchen lies the shower room (4 m²) with a shower, sink and WC and door leading through to the utility room (3 m²). Taking the stairs, you arrive in the living room (21 m²), a comfortable and characterful space featuring a Godin wood burning stove. Continuing through, you reach a room (10.5 m²) currently used as an occasional bedroom or study, complete with a fireplace and a door opening directly onto the street. From the living room, a further staircase leads to the main bedroom (10 m²), which benefits from its own WC and sink.

Back on the ground floor, adjacent to the kitchen, is a workshop (5 m²) attached to the house. Outside, an additional outbuilding provides practical storage for gardening equipment. The property also includes a carport and a well, ideal for watering the garden.

The pretty garden wraps around two sides of the property, offering charming outdoor spaces to enjoy throughout the year.

Almost all the furniture is included in the sale, making the house ready to move into immediately.

Ferrière-Larçon is a delightful rural village of around 450 inhabitants. In the heart of the village, beside the church, you will find a restaurant that also sells everyday essentials and local produce,...