LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47262SKN36 Price: 77 780 EUR

agency fees to be paid by the seller

Sunny two-bedroom apartment with medieval tower in French country town. Good King Henri IV stayed here!















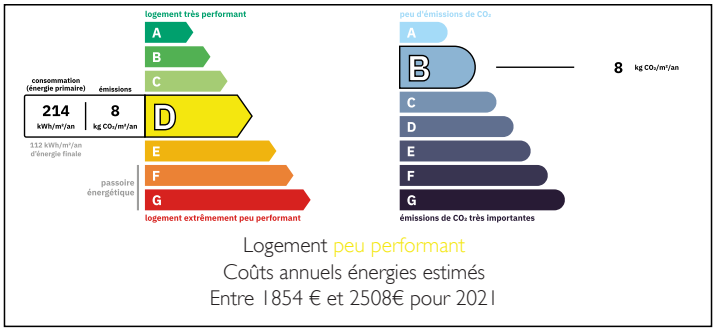
INFORMATION

Town:	Saint-Gaultier
Department:	Indre
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	0 m2

IN BRIEF

Situated in the historic heart of the attractive country town Saint-Gaultier, this is the perfect home for anyone looking for an authentic, ancient French residence or holiday home. The entrance is via a door in the tower and up spiral stone steps, worn down with thousands of footsteps over time. The well-renovated apartment consists of two bedrooms, kitchen/dining area, sitting room, separate WC and bathroom, with its very own medieval tower. There's a further two rooms off the tower, partially renovated, and below, a cellar with original 14th century wine racks. The tower staircase leads exclusively to the property, including the two further rooms which have views over the Creuse countryside, both ready for completion to extend the apartment or create a second property. The apartment has electric central heating, new water tank and...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1854 € et 2508€ 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: **289 EUR**

NOTES

DESCRIPTION

This property is adjacent to the Cafe reference A46905SKN36 and so can provide additional living accommodation for that business. Please contact the agent for further details.

Links to the Vatican have been a feature of St Gaultier's history, providing protection against destruction in the 100 Years War with the English. It's probably the only French town to be paid by the papacy in gold florins. Walk down the short hill opposite and you arrive at the riverbank for the Creuse, perfect for an evening stroll. The popular Friday market is a two-minute walk away. The town sits in the Parc de la Brenne, known for its' 3000+ lakes and great activities ranging from hiking and horseriding to canoeing, art workshops and live bands performing in Parc villages. Transport links are excellent with the A20 and TGV 10 minutes away airports at Limoges, Tours and Poitiers.

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