LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48235AKB37 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)

Four bedroom house with outbuildings and enclosed garden in L'ile Bouchard.















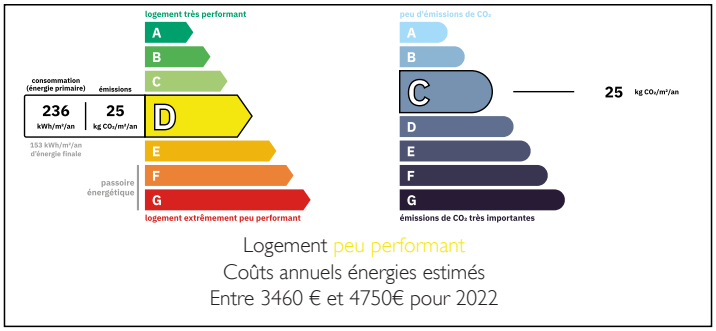
INFORMATION

Town:	L'Île-Bouchard
Department:	Indre-et-Loire
Bed:	4
Bath:	1
Floor:	180 m2
Plot Size:	815 m2

IN BRIEF

Dating from the 16th century, this property considered to be a former hospital, has been in the same family since the 1890's. It would benefit from some modernisation to return it to a lovely family home.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3460 € et 4750€ pour 2022

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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NOTES

DESCRIPTION

You enter into the large entrance hall (19 m²). To the left is the living room (17 m²) with fireplace and walk-in cupboard (2 m²). To the right is the dining room (19 m²) with fireplace. Continuing through is the kitchen (14 m²) with door out to the hall. Across the hall from the kitchen, is vestibule (2 m²) off of which is a room (12 m²) which could be used a bedroom or office and WC (1.5 m²). The stone spiral staircase leads of the vestibule.

Upstairs, to the left off a small landing is a bedroom (17 m²) with fireplace and window with juliette balcony with to the rear garden. Continuing to the main landing, to the right is a bedroom (18 m²) with fireplace and walk-in cupboard (4 m²) with a window to the front of the property. Off a corridor (5 m²) are two further bedrooms. To the right, the bedroom (20 m²) has a fireplace and a window to the front of the property and to the left, the bedroom (18 m²) Has a window to the rear garden. At the end of the corridor, which has fitted cupboards, Is the shower room (7 m²) with shower, sink and WC.

The staircase continues up to the attic which could be converted to create additional living space, if desired.

Accessed from stairs at the rear of the property, is a vaulted cellar.

In the enclosed garden, there are a number of outbuildings; there is...

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