LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48651AKB37 Price: 267 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

4/5 bedroom, 2 bathroom home with garage and courtyard garden in the village of Maillé

EXCLUSIVE

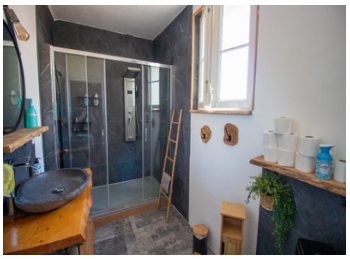














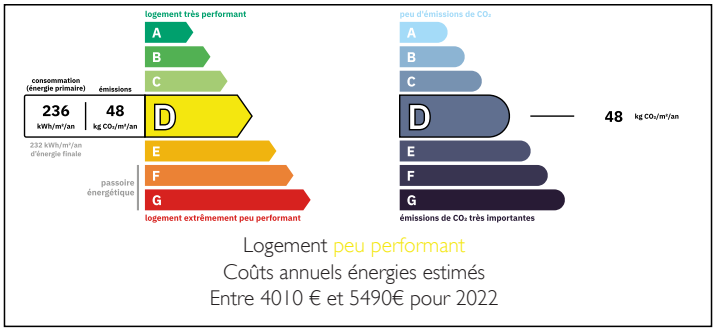
INFORMATION

Town:	Maillé
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	182 m2
Plot Size:	336 m2

IN BRIEF

Renovated by the current owners, this 4/5 bedroom, 2 bathroom property in the village of Maille is ready to move into. It benefits from a garage and courtyard-garden.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4010 € et 5490€ 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.

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NOTES

DESCRIPTION

You enter the property through gates into the enclosed courtyard garden. Up a couple of steps, you arrive at the entrance hall (4,5 m²). Continuing through is the fitted kitchen (10,5 m²). A door from the kitchen takes you to a hall (8,5 m²) where, to your left is the dining room (15 m²) which continues through to the living room (22 m²) with fireplace with insert and door back out to the hall.

Off the hall is a WC (1,5 m²), a separate door to the outside and staircase. A full basement with cellar, boiler room and storerooms can also be accessed down some stairs from this hallway, as can the garage.

Taking the staircase, off a half-landing is a bedroom (18,5 m²) with decorative pellet burning stone and juliette balcony. This room sits above the garage. Continuing through to what was another house, off a landing (7 m²) is a bathroom (7 m²) with corner bath, sink and WC. A staircase leads up to a room (9 m²) which could be used as another bedroom, an office, games or hobby space or even a cinema room. Stairs also lead down to a room (17m2) used as a summer living space with fireplace.

Back on the first floor from the main staircase, off a landing (9 m²) is a shower room (5,5 m²) with shower, sink and WC, three bedrooms (11 m², 13,5 m² and 16,5 m².) The larger room has balcony. There is...