LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48685CFI37 Price: 389 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (370 000 EUR without fees)

Spacious town house in the heart of Chinon with 3 bedrooms, courtyard, garage and lots of untapped potential!















INFORMATION

Town:	Chinon
Department:	Indre-et-Loire
Bed:	3
Bath:	3
Floor:	165 m2
Plot Size:	15 m2

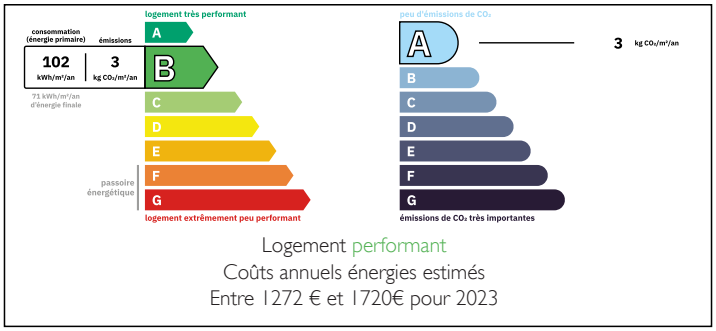
IN BRIEF

Currently a three bedroom three bathroom house tucked away in a discreet corner of a well known square in the town centre, this house is bursting with potential and could allow for up to three further bedrooms in the attic and a self-contained annexe. Additionally there is a garage, and a small -very private- courtyard.

The weekly market in Chinon is a must for locals and visitors alike, and takes place just a stone's throw from the property. In easy walking distance are cafés, restaurants, cinema, the railway station, schools, doctors... and the beautiful public gardens along the riverside which you can enjoy without the effort of having your own garden to maintain.

The elements of the property that have been renovated have been done with high quality materials and delivered significant improvements in the energy performance of the property...

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1272 € et 1720€ 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

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DESCRIPTION

Ground floor

Entrance directly into the living/kitchen/dining area (9,1 x 4,7 = 42,9m2) and WC

Stone floor tiles, and other quality materials used throughout the renovated areas

Open to a Conservatory - aluminium, triple glazed (5,0 x 3,8 = 19,3m2) opening on to a small courtyard

Door allowing access down to a vaulted wine cellar

Further reception room beyond the conservatory (4,8 x 5,2 = 25,2m2) with parquet floor. Ground floor shower room.

1st Floor

Three double bedrooms (20m2, 14m2 and 17,7m2) and open hallway space suitable for home office (12m2)

Shower room with WC, plus additional bathroom

Door offers access to 2nd floor

Un-renovated attic space of approx 48m2 with new windows and good roof insulation, could be developed into 2/3 further bedrooms

Beside the house is a large garage (45m2) with car access to the front and pedestrian access from the courtyard at the rear.

Behind the courtyard is a further development project, potentially a separate dwelling for teenagers/airbnb rental etc. Annexe (57m2) with concrete screed floor, new windows, pipes in place for heating water and drainage, requires finishings.

Technical spec : air heat pump, excellent insulation, new double glazed windows, Fibre available

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

NOTES

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