LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48722ANF37 Price: 278 200 EUR

agency fees included: 7 % TTC to be paid by the buyer (260 000 EUR without fees)

Spacious 4 bedroom town house in the heart of Bourgeuil, with a cave, double garage & couryard.















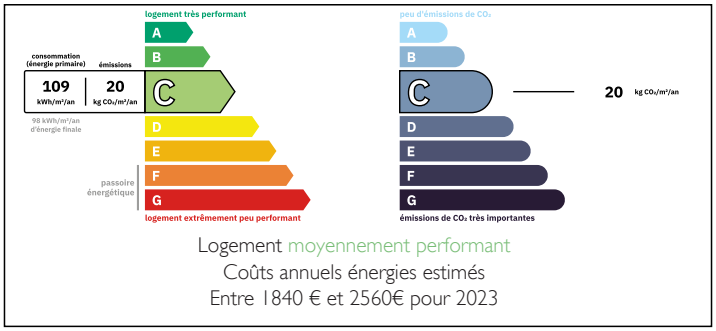
INFORMATION

Town:	Bourgueil
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	155 m2
Plot Size:	272 m2

IN BRIEF

Located in the popular town of Bourgueil, in the heart of the Loire Valley, this attractive and recently renovated townhouse offers approximately 155m² of comfortable living accommodation arranged over three floors, together with a plot of 272m².

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1840 € et 2560€ 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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NOTES

DESCRIPTION

The ground floor comprises a welcoming living room, a separate dining room and a modern open-plan kitchen, creating a lovely space for both everyday family life and entertaining. A shower room and separate WC complete this level.

On the first floor, a landing provides access to three generous double bedrooms, together with a family bathroom with a WC.

The second floor has been converted to create a further bedroom within the attic space, which also benefits from its own WC and a useful separate storage room. This additional floor provides excellent flexibility for family accommodation, visiting guests or potentially a home office.

Externally and below the property, there are several particularly useful additional spaces. A substantial cellar is divided into four separate sections, offering excellent storage and potential workshop space. There is also a double garage and a separate utility room, which houses a well shared with the neighbouring property.

Recently renovated and offering spacious accommodation throughout, this property would make an excellent permanent family home or a comfortable second home, with the added advantage of being situated in Bourgueil, a lively Loire Valley town renowned for its vineyards, local amenities and proximity to the Loire and its many attractions.

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