

Magnificent property for sale in Le Blanc (36300)

EXCLUSIVE



INFORMATION

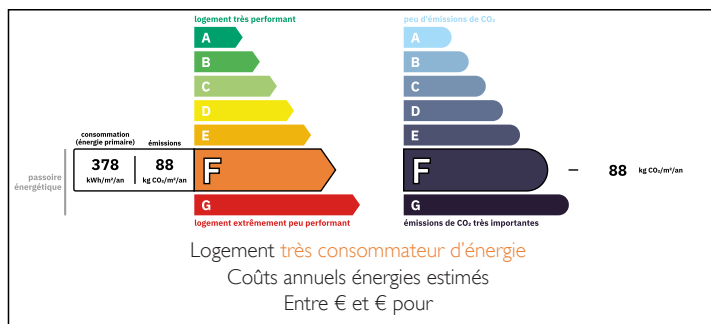
Town:	Le Blanc
Department:	Indre
Bed:	4
Bath:	3
Floor:	122 m2
Plot Size:	309 m2

IN BRIEF

Located in the centre of Le Blanc (36300), discover this charming property complex just a 10-minute walk from all shops and administrative services. This authentic property, which can be lived in while improvement works are carried out, comprises three independent dwellings opening onto a 309 m² enclosed garden.



ENERGY - DPE



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.



DESCRIPTION

Main advantages:

- The three properties have separate entrances: a three-room flat (66 m²) facing mainly south with a loft offering great potential, and two studios (28 m²).
- The three-room flat and its magnificent convertible loft are accessed via a 15th-century (Renaissance period) stone staircase.
- The studios are ideal for seasonal rentals or family accommodation. One of the studios is on the ground floor, making it ideal for people with reduced mobility.
- All properties have a cellar and gas central heating. The three-room apartment has a working wood-burning fireplace, which could be replaced by a pellet stove.
- Access to the enclosed garden, sheltered from view, allows you to relax in a green space in the heart of the town.

Living environment: peaceful, 10 minutes' walk from all shops and services

- The property is located in a quiet area, 50 metres from a landing stage on the Creuse river
- Bakery, open-air market, shops 300 m away, organic farmers' market 700 m away.
- Hospital, medical centre and sub-prefecture 500 m away. Secondary school and college 800 m away.
- A large square adjacent to the property provides easy parking for motor vehicles.

Ecological aspects:

- The dwellings are breathable with traditional lime plaster and earthen cellars, ensuring remarkable climate control in the event of heat waves or extreme cold.
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LOCAL TAXES

Taxe foncière: 1418 EUR

Taxe habitation: EUR

NOTES