

Pretty house of 450m<sup>2</sup> to renovate with view on the Berry canal Ask for our 360° at Leggett immobilier



## INFORMATION

Town:	Blois
Department:	Loir-et-Cher
Bed:	0
Bath:	0
Floor:	450 m <sup>2</sup>
Plot Size:	443 m <sup>2</sup>



## IN BRIEF

LEGGETT immobilier centre val de Loire offers you A Mennetou / Cher & overlooking the Canal du Berry, near Langon & Villefranche sur Cher & Vierzon 16 kms.

Beautiful ballad in perspective

Charming bourgeois house built in 1903 & a small garden of 443m<sup>2</sup>.

Bruno Debain agent commercial offers these 360° on request

## ENERGY - DPE

DPE not required.

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

House to renovate inside only

Ground floor: approx. 150m<sup>2</sup>, main entrance with staircase to 1st floor, kitchen, bathroom, separate wc, hallway leading to garage adjoining the house with access to the outside.

1st floor: a large room of approx. 150m<sup>2</sup> with a wooden staircase leading to the attic, attic space of approx. 150m<sup>2</sup> with exposed beams.

Outside, a garden or vegetable patch to be created with access to the Tour/Vierzon railway line.

A garage attached to the house and a beautiful room above to convert.

All windows are double-glazed in wood with electric shutters.

Access to the garden for a second car

To date, the house is not habitable.

A meter EDF, a collective cleansing & the water network was created

The property tax is approximately 400€.

### IMPORTANT TO FORESEE

The train passes at the bottom of the garden

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

## LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

## NOTES