

Character 2-3 bed house, much potential, outbuilding, nr Selles sur Cher, Loire Valley



INFORMATION

Town:	Selles-sur-Cher
Department:	Loir-et-Cher
Bed:	2
Bath:	2
Floor:	146 m2
Plot Size:	980 m2

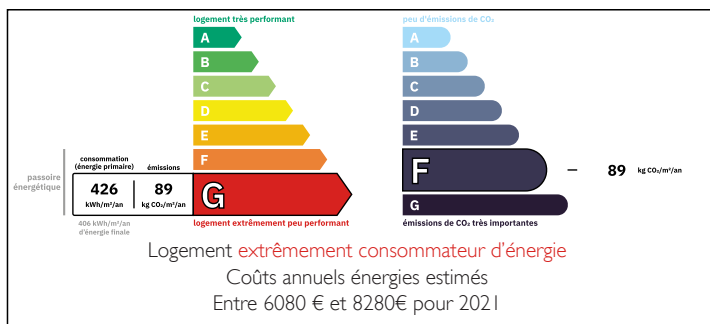
IN BRIEF

Lovely character 2 bed property with plenty of potential. There is the possibility of separate studio/gîte, plus barn/garage also has potential to be developed. Very large attic space with good head height, perfect to create another floor of living space. Situated in the small village of Billy, just 5km from the pretty town of Selles sur Cher, the village amenities are just 500m away.

The city of Tours, with TGV links and airport served by Ryanair, is 74km from the property.

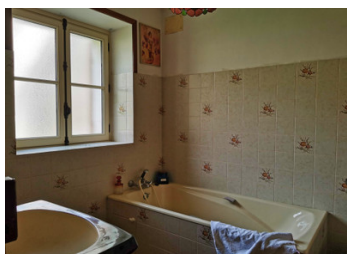


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 775 EUR

NOTES

DESCRIPTION

The living space of the property is currently all on the ground floor. There is a small kitchen, shower room and a large bedroom at one end of the house with separate entrances - this could easily be used as a studio or gîte.

The beautiful cathedral ceiling living room has a stone fireplace and plenty of light from windows at both sides. The solid wooden staircase leads up to the large attic space (83m²) and this is ideal for the creation of a second floor living area.

The main kitchen leads to a cosy living room with another stone fireplace and exposed wooden beams. This lovely property needs upgrading and the layout rethinking, but the potential is huge!

The garden is flat and laid to lawn. There's a stone barn with two rooms and even more potential. Or it can be used as a garage.

The roof has been redone, as has the exterior walls of the house. The plasterboard ceiling in the living room needs replacing, as it was damaged by a leak before the roof was replaced.

This lovely property has the potential for so much more and is looking for someone to bring it back to life!

Further photos available.

Ground floor:

Living room with stone fireplace 5.9x5.2 - 31.6m²

Kitchen 4.4x2.8 - 12.6m²

Corridor with rear entrance

Bathroom

W.C.

Bedroom with fireplace / wood burner 4.4x5 - 22.7m²

Living room with stone place fireplace 4.9x6 - 27m²

Bedroom with bread oven feature (non-functional)