LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43766AF37 Price: 307 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (290 000 EUR without fees)

2 Beautifully renovated properties set in a tranquil hamlet yet close to towns and villages with all amenities

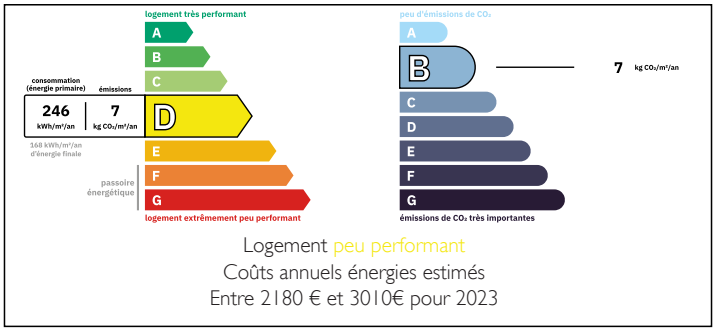
INFORMATION

Town:	Charnizay
Department:	Indre-et-Loire
Bed:	5
Bath:	4
Floor:	294 m2
Plot Size:	3668 m2

IN BRIEF

Both properties have large gravelled parking areas in front of them and there are also 2 lawned areas, a garage, workshop and sauna. The first property has an entrance hall with cloakroom, off to the left is a large living/dining room with an office and a mezzanine level and features a large fireplace with a wood burner as well as exposed stone walls and wooden beams. Off to the right is the large kitchen/dining room, which features hand made floor tiles and a Rayburn stove. To the first floor there is a shower room and 2 good sized bedrooms with exposed roof beams. The second property is split into 2 gites with a shared laundry room. The largest has an entrance hall, shower room, living room and a kitchen/dining room with lockable access to the laundry room and...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2180 € et 3010€ 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.

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LOCAL TAXES

Taxe foncière:	**1697 EUR**

NOTES

DESCRIPTION

The property sits in a quiet hamlet close to a village which has a restaurant, bakery etc. Is only around 10mins from the nearest supermarket and hospital as well as only 30 minutes from the nearest TGV station at Châtellerault, just over 1hr from 2 Ryanair served airports (Poitiers and Tours) and also only around 4 hours to the western Channel ferry ports and 5 1/2hrs from Calais.

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