

Village house to modernise in Faye la Vineuse



INFORMATION

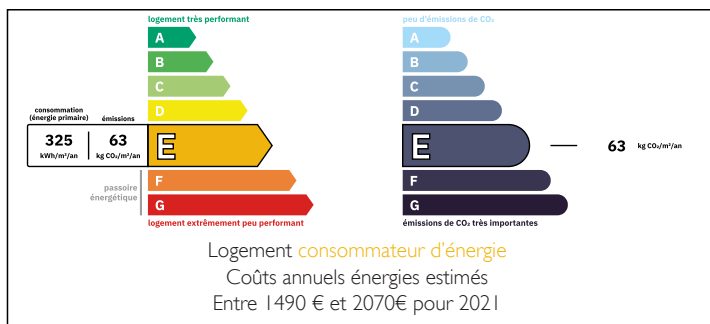
Town:	Faye-la-Vineuse
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	73.5 m2
Plot Size:	2920 m2

IN BRIEF

In the heart of the village of Faye la Vineuse, this property, to modernise, is currently laid out over the ground floor offers the opportunity to extend into the attic spaces. The large garden offers beautiful, uninterrupted open views.



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

A village house to update and modernise consisting of :

a veranda (10m²) with a corridor giving access to a cellar below

a living room (15m²) with insert off of which is a shower room (3m²)

a fitted kitchen (10m²)

a bedroom (16m²)

a bedroom (14m²) with adjoining WC (2m²)

Convertible attics accessed by an external staircase.

Numerous outbuildings including a cellar, a barn, a garage and a workshop.

Courtyard and large garden with lovely open views of the countryside.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Faye la Vineuse is a lovely village with a wonderful sense of community. It is situated 7km from the beautiful historic walled town of Richelieu, with its weekly market, shops, bars, restaurants, banks, post office, cinema and medical centre. There is easy access from the ferry ports at Caen Ouistreham (approx. 3 hours) and Le Havre (approx 4 hours.) Poitiers and Tours airports are both less than an hour away and serviced all year round by Ryanair to London Stansted; The TGV high speed train services from Paris stops at Tours, Chatellerault and Poitiers. Close to the A10/A85.

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