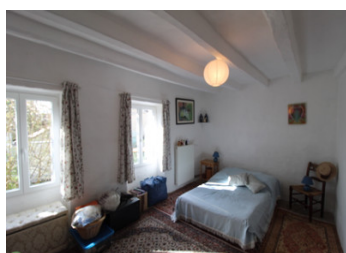


Large renovated townhouse offering 3/4 bedrooms close to all amenities with a garden and attached barn



INFORMATION

Town:	Yzeures-sur-Creuse
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	741 m2



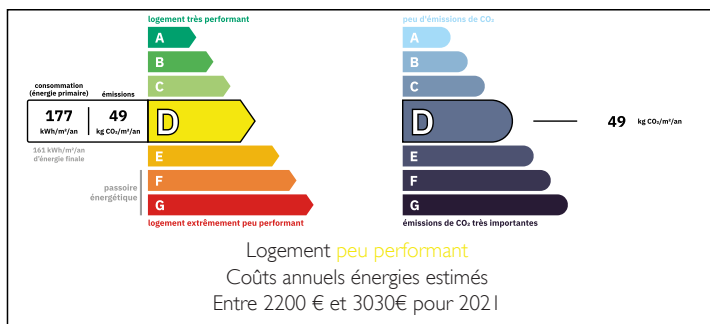
IN BRIEF

Close to the amenities in the town square whilst at the same time maintaining a rural feel, this characterful property has many rooms making it a very inviting place to live.

It has a large entrance hall, kitchen/dining room with a snug living room, laundry, bedroom with ensuite shower room, WC and 2 staircases to the 1st floor. The ground floor bedroom can be annexed to become guest

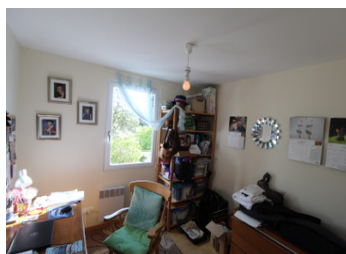
accommodation if required as it has access from the front and the back of the house. On the 1st floor there are 3 bedrooms, an office, a bathroom, WC and a large living room. To the outside is a private typically English, cottage style garden with mature trees and shrubs and a terrace for alfresco dining. There is also a large barn attached to the house which could potentially be converted...

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

Close to the amenities in the town square whilst at the same time maintaining a rural feel, this characterful property has many rooms making it a very inviting place to live.

It has a large entrance hall, kitchen/dining room with a snug living room, laundry, bedroom with ensuite shower room, WC and 2 staircases to the 1st floor. The ground floor bedroom can be annexed to become guest accommodation if required as it has access from the front and the back of the house. On the 1st floor there are 3 bedrooms, an office, a bathroom, WC and a large living room. To the outside is a private typically English, cottage style garden with mature trees and shrubs and a terrace for alfresco dining

There is also a large barn attached to the house which could potentially be converted to provide further living accommodation if required and two attic spaces which could also potentially be used to create additional bedrooms.

This charming property offers lots of potential and is in an excellent location within walking distance of the river (with bathing area in the summer months) and all of the local amenities including bars, restaurants, supermarket, school, library, museum, church, bakery, park etc. The town is only 25 km from the nearest TGV station and A10 motorway at Châtellerault and approximately 1 hr from 2 Ryanair served airports (Poitiers and Tours). All of the major channel ferry ports are between 4 and 6 hours drive. The...

LOCAL TAXES

Taxe foncière: 733 EUR

Taxe habitation: EUR

NOTES