

CURRENT OFFER Single-storey house, 2 bedrooms, near Beauval Zoo



INFORMATION

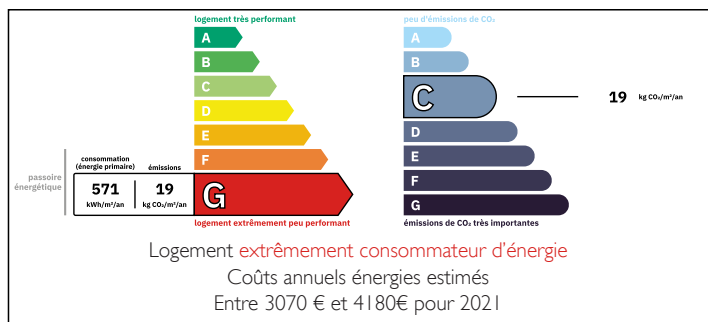
Town:	Pouillé
Department:	Loir-et-Cher
Bed:	2
Bath:	1
Floor:	89 m2
Plot Size:	598 m2

IN BRIEF

Ideally situated between Montrichard and Saint Aignan, this longère is typical of the region and awaits your visit.



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

In a quiet setting, this charming 89 m² longère (traditional long house) in need of updating, built over a basement, comprises :

- a 17 m² lounge
- a large 18 m² kitchen opening onto a 19 m² terrace
- 2 bedrooms
- a shower room
- 1 WC.

The large rooms in this house offer great potential for conversion.

Whether you're a first-time buyer, an investment property or a second home, this house will charm you with its renovation potential.

If you need extra living space, the attic can be converted.

The basement offers two large storage areas for gardening and DIY equipment, plus a cellar.

Electric heating.

Mains drainage.

The 370 m² garden just a few steps from the house, with its fruit trees, will charm you with its intimate atmosphere.

Pouillé and the surrounding area

This commune in the Val de Cher is located in an agricultural, wine-growing and tourist area, with local shops and a school.

Montrichard (10km), an authentic medieval town dating back to the 11th century, invites you to enjoy some pleasant walks and discoveries.

The Beauval ZooParc, one of the most beautiful zoos in the world with 2 million visitors a year, is just 15 minutes away by car.

If you're interested in this property, book your visit now!

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 625 EUR

Taxe habitation: EUR

NOTES