

Sweet two bedroom semi detached house with courtyard and garden in Pussigny.

EXCLUSIVE



INFORMATION

Town:	Pussigny
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	1305 m2

IN BRIEF

In the peaceful village of Pussigny, this two-bedroom house with garden is waiting for you to add your own personal touch.



ENERGY - DPE

DPE not required.

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: 229 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering the large courtyard, the house is in front of you with garden to the side and rear. You enter directly into the living room (22m²) which is open to the fitted kitchen (9m²) to your left. A door off the kitchen leads to the shower room (5m²).

The spiral staircase leads to a landing (4m²) off of which are two bedrooms (14m² and 12m²), both with windows to the rear garden. There is also a room (10m²) with WC and sink which a little reconfiguration could become a second shower room.

Back downstairs, a door from the living room leads out to patio and the garden which is mostly laid to lawn. There is a storeroom attached to the house.

The village of Pussigny is perfectly situated to explore many of the Loire Valley châteaux, towns and villages as well as the vineyards.

It is just 40 minutes from the medieval towns of Chinon and Loches and 45 minutes from the cosmopolitan city of Tours where you can take the TGV to Paris in less than an hour, get a regular flight to London Stansted with Ryanair and access the A10 motorway from where you can get to Caen Ouistreham ferry port in about 3 and a half hours.

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