

Property comprising a dwelling house, outbuildings in need of renovation and troglodyte cellars.



## INFORMATION

Town:	Loches
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	6137 m2

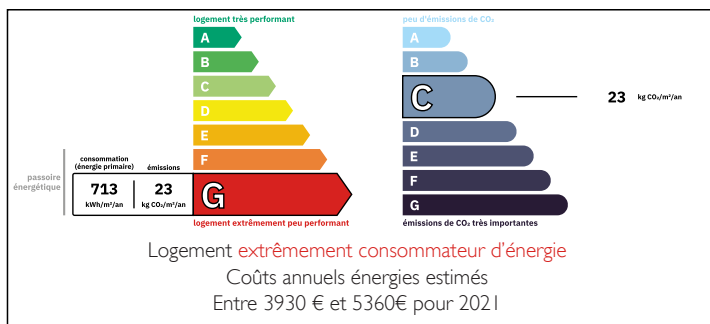


## IN BRIEF

A must-see!

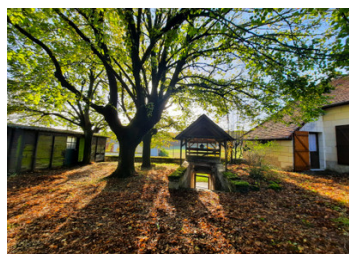
Large lochoise property with great potential comprising a 108 m<sup>2</sup> house, a shed and cellars dug into the rock.

## 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

Let yourself be seduced by this property complex overlooking the lochoise countryside, set in 6137 m<sup>2</sup> of land, comprising:

- A 108 m<sup>2</sup> furnished house with ground floor: a 25 m<sup>2</sup> living/dining room with mezzanine. An 18 m<sup>2</sup> kitchen, 2 bedrooms, one with bathroom. A small lounge for cosy evenings or entertaining. A bathroom (shower + bath) and 1 WC. Upstairs, the 58 m<sup>2</sup> attic could easily be converted to provide additional living space.

- 2 lean-to buildings.
- a covered terrace with a stone barbecue for warm summer evenings.
- three cellars dug into the rock.
- 2593 m<sup>2</sup> of unadjoined land.

Electricity, fixtures and fittings and woodwork have all been redone in recent years, retaining the house's character and authenticity.

Come and discover this charming property less than 10 minutes from the centre of the Royal town of Loches, with its shops, train station, famous market and historic sights.

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

## LOCAL TAXES

Taxe foncière: 1681 EUR

Taxe habitation: EUR

## NOTES