

House 1972 on 3 levels of 229m<sup>2</sup> near Blois & quiet Ask for our 360° Leggett centre val de Loire



## INFORMATION

Town:	Saint-Sulpice-de-Pommeray
Department:	Loir-et-Cher
Bed:	5
Bath:	2
Floor:	229 m <sup>2</sup>
Plot Size:	849 m <sup>2</sup>



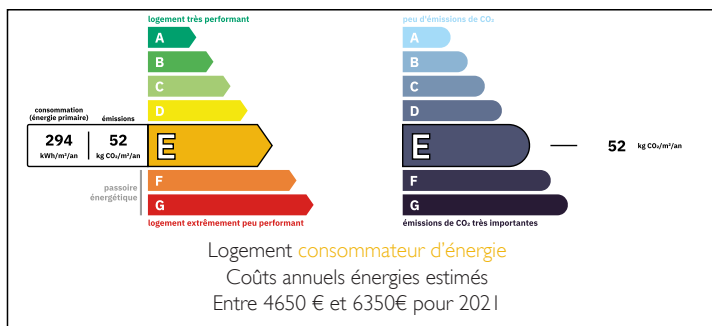
## IN BRIEF

House dating from 1972 on 3 levels: basement, 1st floor, attic offering living space of 229m<sup>2</sup>. Situated near Blois with all shops available on foot, the house has 5 bedrooms, 2 reception rooms and 2 kitchens with plenty of potential.

Located in a quiet residential area with a beautiful south / west exposure.

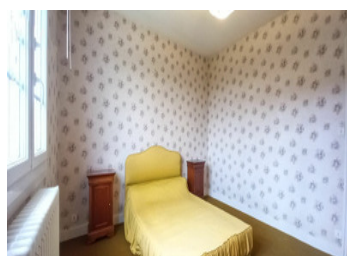
Ask for our 360° virtual tour and to see our photo file.

## ENERGY - DPE



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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

Beautiful maison bourgeoise : an 11-room house of almost 229.35 m<sup>2</sup> & a wooded plot of 849m<sup>2</sup> near Blois

Good potential, spacious

Beautiful fittings, some work to bring it up to date, guaranteed love at first sight!

This lovely 1972 house needs updating - 5 bedrooms, 3 of which are on the living level, and 1 bright 36 m<sup>2</sup> living room opening onto a west-facing balcony, a kitchen and a bathroom. The lower level offers an office opening onto a second living room with open fireplace with direct access to the outside, a shower room, a summer kitchen and a cellar.

Upstairs, a landing leads to 2 bedrooms, two storage rooms and an attic awaiting conversion.

There are five bedrooms and a separate fitted and equipped kitchen. Multi-energy heating is provided, with electric and oil-fired boilers.

The grounds feature a large terrace and garden, as well as a recent 1-car garage with storage space upstairs.

Close to schools, transport links and all amenities in the commune of Saint Sulpice de Pommeraie.

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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: 2281 EUR

Taxe habitation: EUR

## NOTES