

Large stone built barn-style building suitable for many uses. Villeloin-Coulangé

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Villeloin-Coulangé
Department:	Indre-et-Loire
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	298 m2

IN BRIEF

This building could be a huge number of different things subject to the appropriate permissions. It is a huge blank canvas for someone with vision to create a large home, a studio, a gallery or what ever else you fancy.

Set in the beautiful region of the Loire Valley Chateaux with the Royal City of Loches just 20 minutes away. The property is built in, and around, the ruins of an ancient Abbey, visited by royalty and dating back to 850 AD.

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

The local village is a short walk away with a little supermarket, pharmacy and other facilities but you are 5 minutes from the lovely village of Montresor – one of the most beautiful villages in France – with its own historic chateau, restaurants, superb boulangerie, tabac and other interesting and pretty surroundings.

For more eating and shopping experiences, the Royal City of Loches, is hard to beat. 3 big supermarkets, all sorts of food outlets including a Michelin-starred restaurant, twice weekly markets and heaps more history.

The building is a shell and requires complete renovation depending on your proposed usage.

The space is column-free 18m x 9m and up to 3m high with large entrance doors on 2 sides. The upper floor has the potential for a grand apartment. Although it has minimal external area, there is the opportunity to acquire further land immediately adjacent.

The building comprises:

- Ground Floor. A single large open column-free space of approx 18m by 9m giving estimated floor area of 165m². Approx 3m headroom. Two large entrance gates/doors.
 - First Floor. Total floor area estimated at 165m². Actual usable area is less due to low headroom at the eaves.
 - Basement. None.
 - Exterior. Small courtyard area from a shared road to suit parking or a few tables and chairs.
- Airports at Châteauroux (58km), Tours (68km), Poitiers (108km) and Limoges (176km)
TGV trains at Vierzon, Tours (St-Pierre-de-Corps) and Châtellerault (76km).

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

LOCAL TAXES

Taxe habitation: EUR

NOTES