

Bright & spacious 110m house in Morée Suitcases to lay 4 bedrooms Ground floor & basement 360 Leggett immo



## INFORMATION

Town:	Morée
Department:	Loir-et-Cher
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	638 m2

## IN BRIEF

Leggett Centre-Val de Loire 41 offers :

Ideal for a first purchase.

Pretty house of 110 m<sup>2</sup> on basement, with 638 m<sup>2</sup> of land, an above-ground swimming pool and a sunny terrace with barbecue.

Quiet setting in a small allotment.

In Morée, a pretty village close to the Perche and Beauce regions, you'll find all the shops you need and a range of sporting activities in a pretty, hilly, wooded setting.

Blois: 38 km

Tours: 110 km

Châteaudun: 24 km

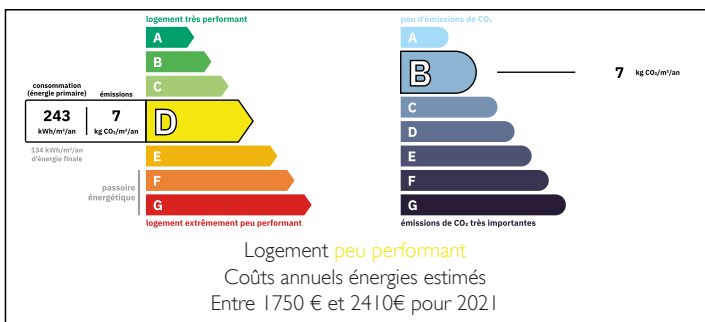
Cloyes: 12 km

Beaugency: 37 km

Ask for our 360° tours for a successful visit!

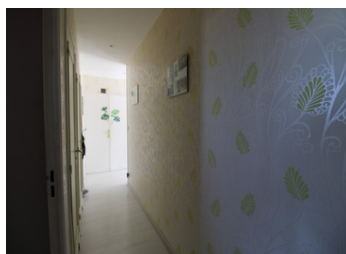
See you soon, Bruno Debain

## 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

Leggett Centre Val de Loire offers you this pretty little house, very bright and comfortable, with suitcases to put down.

It is ideal for this 110 m<sup>2</sup> house.

DESCRIPTION : 1 entrance hall, 1 corridor, 1 lounge/dining room, 1 kitchen opening onto the terrace, 4 bedrooms, 1 bathroom, 1 separate WC. There is the possibility of creating a bedroom ideal for a teenager (exit on the pool side).

An insulated basement of approx. 100 m<sup>2</sup> with space for 2 cars and other items.

Land of 638 m<sup>2</sup> with an above-ground swimming pool, a terrace with awning and a barbecue for your days in the sun and your evenings.

Electric heating, gate.

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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 habitation: EUR

## NOTES