

Magnificent property for sale in Le Blanc (36300)

EXCLUSIVE



INFORMATION

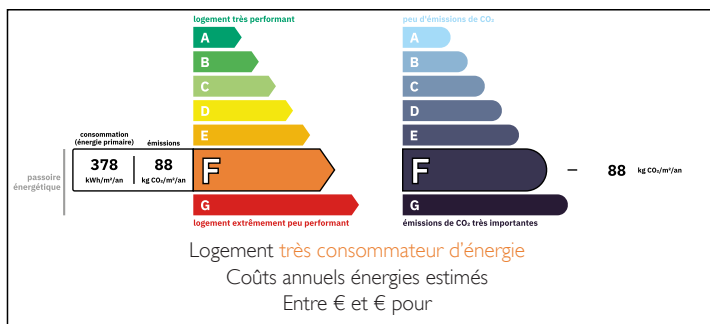
Town:	Le Blanc
Department:	Indre
Bed:	4
Bath:	3
Floor:	122 m2
Plot Size:	309 m2

IN BRIEF

In the historic center of Le Blanc (36300), discover a 15th-century Renaissance property combining charm, character and potential. This unique property comprises a 66 m² house, two 28 m² studio flats, a 309 m² enclosed stone garden with a well and numerous conversion possibilities. Ideally located just 100 m from the canoe landing and a stone's throw from the shops, it invites you to live in a natural, authentic setting, just a stone's throw from the Brenne Regional Nature Park. Thanks to its location, renovation subsidies are available to future buyers.

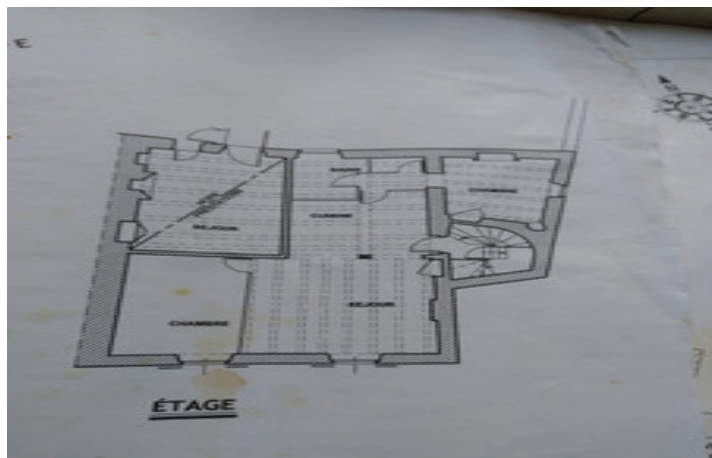


ENERGY - DPE



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

Come and discover this 15th-century Renaissance town house, located in the heart of the historic center of Le Blanc (36300), with its 309 m² stone walled garden. This rare gem combines old-world charm with great potential to create a unique living environment.

It comprises:

A 66 m² main house with 3 rooms and a convertible attic, offering the possibility of doubling the living space. The house has several fireplaces and gas central heating already in place, with the option of replacing the insert with a pellet stove for added comfort.

Two studios, each 28 m² in size, ideal for renting out, for an accommodation project or for hosting guests independently.

Three cellars, perfect for naturally regulating the house's temperature in summer and winter.

Outside, you'll enjoy a stone wall garden, perfect for relaxing in peace and quiet, as well as a well.

The location of this property is ideal for lovers of nature and outdoor activities:

100 meters from the canoe jetty on the Creuse, offering direct access to water sports.

All shops within walking distance, for a simplified daily life. Within the Parc Naturel Régional de la Brenne, ideal for nature lovers and hikers.

LOCAL TAXES

Taxe foncière: 1418 EUR

Taxe habitation: EUR

NOTES

What's more, thanks to its location, this property is eligible for renovation grants, enabling future owners to optimize their project while preserving the authenticity of this magnificent ensemble.

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