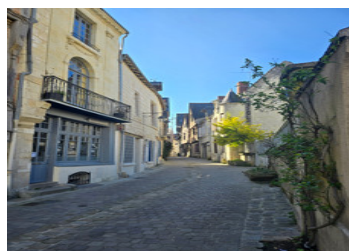


Spacious town centre apartment with spectacular view over the town of Chinon; 2 bedrooms; south facing



INFORMATION

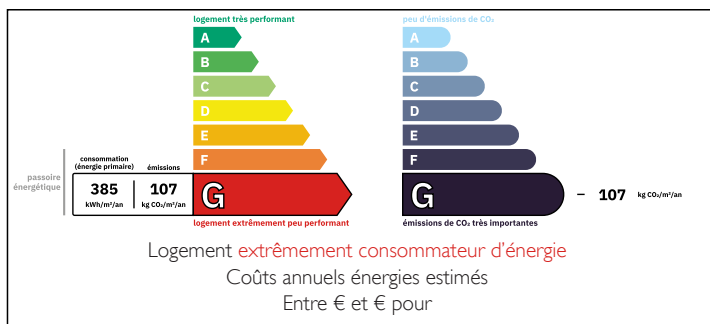
Town:	Chinon
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	113.43 m2
Plot Size:	0 m2



IN BRIEF

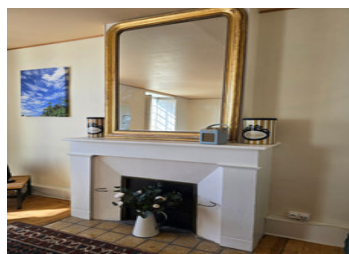
Delegated Mandate This south-facing top floor apartment (3rd floor without lift) offers a stunning view over the rooftops of medieval Chinon towards the Vienne river. It has a very large reception room (approx 46m2) with wood parquet floor, original windows with wooden internal shutters, and high ceilings. The modern fitted kitchen is small but perfectly formed and makes excellent use of the space. There is a wide corridor running at the back of the apartment leading to two double bedrooms (13m2 and 25m2) both of which have inbuilt storage. The larger bedroom could easily be separated into two smaller rooms. At the end of the corridor is a guest WC, a storage and laundry area, and a new shower room with further WC. Included in the purchase is a cellar beneath the building, and a share of the attic...

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

This south-facing top floor apartment (4th floor without lift) offers a stunning view over the rooftops of medieval Chinon towards the Vienne river. It has a very large reception room (approx 46m²) with wood parquet floor, original windows with wooden internal shutters, and high ceilings. The modern fitted kitchen is small but perfectly formed and makes excellent use of the space. There is a wide corridor running at the back of the apartment leading to two double bedrooms (13m² and 25m²) both of which have inbuilt storage. The larger bedroom could easily be separated into two smaller rooms. At the end of the corridor is a guest WC, a storage and laundry area, and a new shower room with further WC.

Included in the purchase is a cellar beneath the building, and a share of the attic space. There is a rented garage at the entrance of the building which could be taken over by the buyer, too.

Technical spec : Mains drainage, Fibre internet, Oil fired central heating.

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

LOCAL TAXES

Taxe foncière: 1434 EUR

Taxe habitation: EUR

NOTES