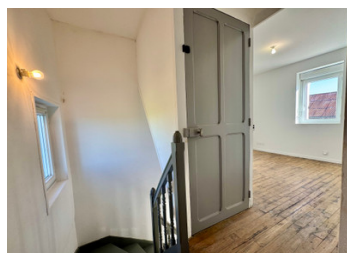


Near Richelieu stone house recent renovation 2 bedrooms, 1 office an additional bedroom to create



## INFORMATION

Town:	Braye-sous-Faye
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	113 m2
Plot Size:	3311 m2



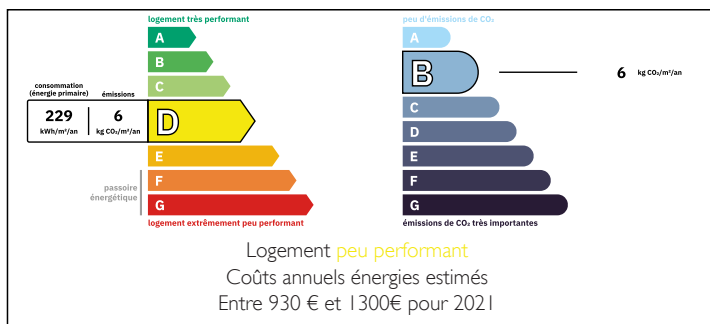
## IN BRIEF

In a hamlet of the South Loire Valley, just a few minutes from Richelieu, come and discover this recently renovated property, which has an enclosed courtyard with a hangar providing sheltered parking. The fitted kitchen opens onto a bright living room with direct access to the terrace.

The first floor comprises two bedrooms and a study, with potential for a third bedroom.

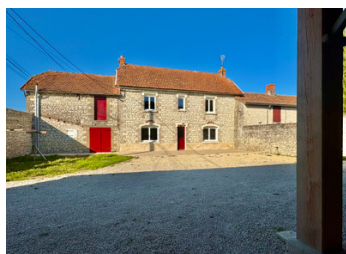
There is 2700m2 of land on the other side of the lane for a vegetable garden.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### THE PROPERTY IN DETAIL:

#### Ground floor:

- kitchen 26.40 m2 with central island
- living room 19.30m2 with pellet stove from January 2025
- hallway 4 m2
- WC 2.77
- shower room 6.90m2 with Italian shower
- utility room 10.70 m2, storage room

#### First floor:

- landing 1.60 m2
- bedroom 16.2 m2
- office/dressing room 8.15 m2
- bedroom 16.10 m2
- attic 24 m2 can be converted in a 3rd bedroom

### OUTBUILDINGS:

- barn (12.5x6.75) 85 m2
- old stable 36 m2 with mezzanine above

### TECHNICAL POINTS:

- pit up to standard
- Very recent electricity
- PVC double glazing throughout
- pellet stove from January 2025
- fibre

### THE REGION:

- Soth Loire Valley, in a hamlet on the hills between Indre et Loire and Vienne at
- 7 km from Richelieu
  - 29 km from Chatellerault and its TGV train station
  - 47 km from Poitiers with airport to stenstead
  - 69 km from Tours

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