

Character Home with 3-beds, Garden & Barn in pretty village of Le Liège – near Bléré / Loches, Loire Valley.

EXCLUSIVE



INFORMATION

Town:	Le Liège
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	1360 m2

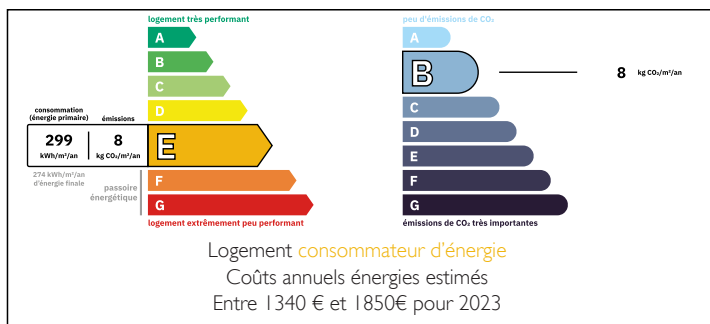
IN BRIEF

This lovely property is an end of terrace and in the centre of Le Liège just 17km from the city of Loches and 14km from the pretty town of Bléré. The village has a boulangerie/pâtisserie for fresh bread and cakes every day.

The popular tourist destination of Loches has many large shops and supermarkets, as well as plenty of bars and restaurants. Bléré also has plenty of amenities, plus a communal park with riverside views - perfect for a day out and picnic in the warmer months.

The city of Tours, with TGV links and airport serviced by Ryanair, is only 40km from the property.

ENERGY - DPE



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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 foncière: 149 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set in the centre of the charming village of Le Liège, near Loches, this south-facing property offers authentic rural living in the sought-after Loire Valley.

This well-maintained home features a ground floor bedroom and bathroom, providing convenience and flexibility for all buyers. The living room boasts a fireplace and wood burner, creating a warm and inviting space for relaxing year-round.

Outside, a generous garden, laid to lawn, leads to a large open barn, and is ideal for outdoor dining, hobbies, or future conversion (subject to permissions). With its traditional features and great location, this is a rare opportunity to own a character-filled property in a peaceful village setting.

Perfect as a full-time residence, holiday getaway, or rental investment.

THINGS TO NOTE : the property is double-glazed, there is no fixed heating system, upstairs the doors are low, it's on mains drainage, fibre optic outside property available - currently no telephone line installed.

Ground floor:

Entrance hall 13m2
Bedroom 4.8x3.5 - 17m2 (ceiling height 2m)
Shower room with toilet
Kitchen 3x4.8 - 14.7m2
Living room with wood burner 4.5x5 - 23m2

First floor:

Mezzanine
Bedroom with toilet / hand basin 7m2 (floor area 14m2)
Shower room with toilet (leads through to the bedroom)
Bedroom 11m2 (floor area 22m2)