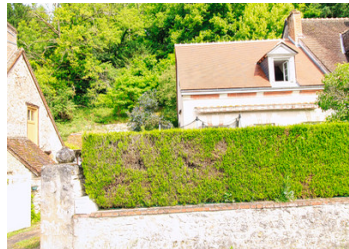


11 minutes from BLOIS old house with 2 bedrooms, 2 troglodyte cellars 360 LEGGETT immobilier Loir & Cher



INFORMATION

Town:	Blois
Department:	Loir-et-Cher
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	737 m2

IN BRIEF

11 minutes from Blois, south-west & the Cisse valley
LEGGETT immobilier centre val de Loire offers :

-Old & renovated village house on the hillside & adjoining a second home comprising, 1 fitted kitchen opening onto the bright & spacious living room with tiled floor of approx. 20 m² with 1 pellet stove & French windows for access to the outside.

Upstairs two bedrooms approx 11m² with 1 bathroom & 1 WC

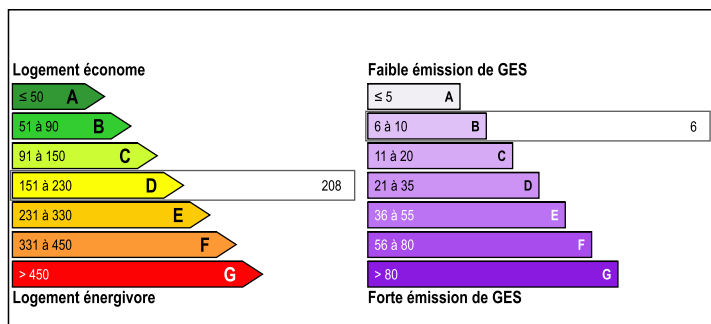
Surroundings;

1 food shop within 2km

1 shopping shop within 2km

2 restaurants within 2km Airport 40.6km, Trans. National 7.9kmTrans. Regional 9.9kmTrans. Local 6.7km Motorway 10.7km Distance Crèche 6.7km Nursery 420m Elementary 1.7km.

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 proposes you . House of 79 m² & land of 737m²

11 minutes from Blois, south-west & the Cisse valley
LEGGETT immobilier centre val de Loire vous propose :

-Old & renovated village house on a hillside & adjoining a second home comprising, 1 fitted kitchen opening onto the bright & spacious living room with tiled floor of about 20 m² with 1 pellet stove & French doors to the outside.

First floor: two bedrooms of approx. 11 m² with 1 bathroom and 1 WC

Garden 737 m².

*An adjoining outbuilding not overlooked by the neighbour, small workshop, former smoking room on the ground floor, upstairs 1 room of approx. 11 m², bedroom or study to finish converting (the roof needs changing but not immediately).

-A sitting area, terraced, shelter

Two troglodyte cellars (1 of approx. 50 m²)

Windows : PVC Double glazing, pellet stove & electric convactor heaters, fibre optics ok, taxe foncière 507€

Surroundings;

1 food shop within 2km

1 shopping shop within 2km

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

LOCAL TAXES

Taxe foncière: 507 EUR

Taxe habitation: EUR

NOTES