

Ornate property packed with many original features, ripe for development and close to all amenities

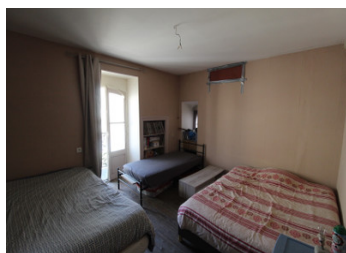


INFORMATION

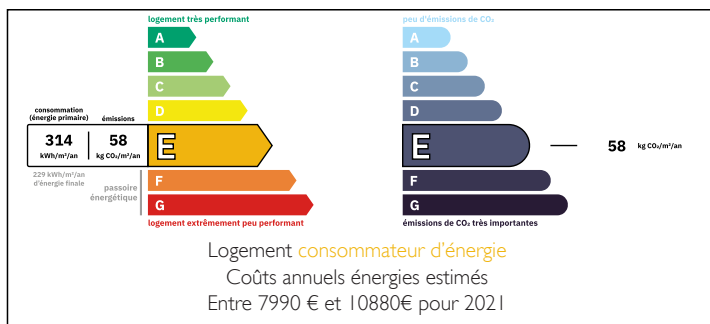
Town:	Preuilly-sur-Claise
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	368 m2
Plot Size:	514 m2

IN BRIEF

Not for the faint-hearted this renovation project but has huge potential for up to 6 separate living spaces! Situated in a town with all amenities within walking distance. The main napoleonic house, dating back to around the mid 19th century, has an entrance hall, a large living/dining room with a feature fireplace and a kitchen with shower room and wc on the ground floor and on the 1st floor is a large landing and 2 good sized bedrooms, one with a shower in the corner, the other with a stunning Juliet balcony. The other property dates from much earlier and is set out over 4 floors, some parts have been renovated and just require finishing, including one large room with an ensuite shower room that has exposed wooden beams, a feature fireplace and 2 Juliet balconies! Other parts...



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

Preuilly sur Claise has all amenities, as do Yzeures sur Creuse and also the historical thermal spa town of La Roche-Posay, both around 10mins from this property. All 3 have a bakery, restaurants and cafes etc. and La Roche Posay is famous for its thermal bath cures and spa centres that use the exceptional qualities of the natural spring water for their treatments and products produced locally. It also boasts a casino and racetrack - with about six race meetings per year and even has its own golf course and cinema! Whether you feel like exploring the wine growing areas of the Loire with its many Chateaux or the medieval villages of the area, such as Angles sur L'Anglin nominated as one of France's "Beaux Villages" and Chauvigny with its ramparts hosting regular displays of its rare bird collection or the Brenne national park with its' many rare species, there is so much to keep you occupied. Preuilly sur Claise is only 25 km from the nearest TGV station and A10 motorway at Châtellerault and approximately 1 hr from 2 Ryanair served airports (Poitiers and Tours), as well as only between 4 and 6 hours drive from the main channel ferry ports. Not for the faint-hearted this renovation project but has huge potential for up to 6 separate living spaces! Situated in a town with all amenities within walking distance. The main napoleonic (III) style house, dating back to around the mid 19th...

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES