



Ref: A38807AF37 Price: 106 700 EUR

agency fees included: 10 % TTC to be paid by the buyer (97 000 EUR without fees)

Beautifully renovated 2 bed house with courtyard garden and outbuildings



INFORMATION

Town: Tournon-Saint-Pierre

Department: Indre-et-Loire

Bed: 2

Bath:

Floor: 74 m²

Plot Size: 131 m2









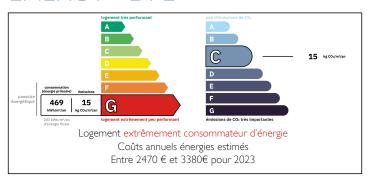




IN BRIEF

The property has a courtyard garden to the front with access directly into either the kitchen/dining room or the living room. Both rooms have hand made terracotta tiled flooring, exposed stone walls and wooden beams. There is an entrance hall/cloakroom off the kitchen which has a wc under the stairs and gives access to the outbuildings at the rear and the staircase to the first floor. The first floor has a large office space, which could be used as a second bedroom and is open to the bathroom area and then a good sized double bedroom. Both rooms are dual aspect and have exposed stone walls and wooden beams. To the rear of the property one of the outbuildings houses the laundry and the other is a large barn. The property is within walking distance of most amenities...

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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



www.frenchestateagents.com

Ref: A38807AF37 Price: 106 700 EUR

agency fees included: 10 % TTC to be paid by the buyer (97 000 EUR without fees)







LOCAL TAXES

Taxe foncière: 267 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property has a courtyard garden to the front with access directly into either the kitchen/dining room or the living room. Both rooms have hand made terracotta tiled flooring, exposed stone walls and wooden beams. There is an entrance hall/cloakroom off the kitchen which has a wc under the stairs and gives access to the outbuildings at the rear and the staircase to the first floor. The first floor has a large office space, which could be used as a second bedroom and is open to the bathroom area and then a good sized double bedroom. Both rooms are dual aspect and have exposed stone walls and wooden beams. To the rear of the property one of the outbuildings houses the laundry and the other is a large barn. This is an excellent opportunity to buy a beautifully renovated property in a village at the southernmost tip of the Indre et Loire department. The village merges into the neighbouring town of Tournon St Martin which has most amenities you would need and is approximately 35km from the A10 motorway and TGV station at Châtellerault, 50km from Poitiers Airport and TGV station with Paris or Bordeaux taking around 1hr 30mins by train. There is a bus service operating to Tours, which also has a UK served airport and TGV station (Paris 1hr). A fantastic opportunity to enjoy the wildlife and tranquility this region has to offer. Also close by are La Roche Posay, which is...