

Beautifully renovated 3 bed townhouse with courtyard and view of the chateau

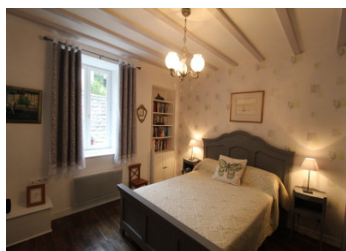
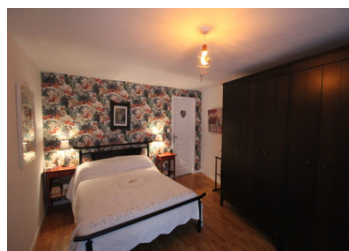


INFORMATION

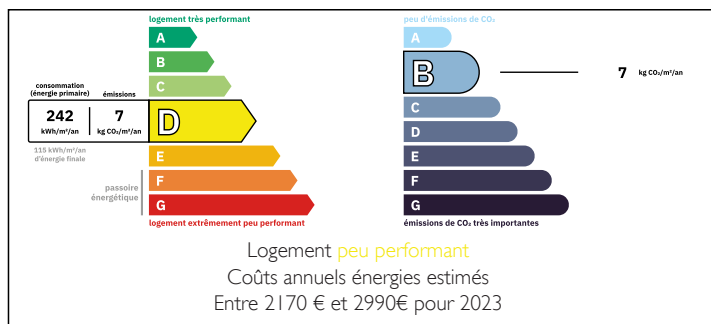
Town:	La Guerche
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	263 m2

IN BRIEF

This well renovated property has 3 bedrooms, 2 of which are to be found on the ground floor. It has an entrance hall/corridor, with an office space off to the left that also leads to a good sized double bedroom with painted wooden beams and a tiled floor. Also on the ground floor is a laundry room, shower room, storage cupboard and another good sized bedroom. On the first floor there is a living/dining room, a kitchen with breakfast bar and a bedroom with ensuite shower room. To the outside is a lovely courtyard area for alfresco dining with room to park a car should you wish, a storage shed and there is also a cellar. The property is Easy to reach from the UK being only around 25km from the tgv station and A10 motorway at Chatellerault...



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

This well renovated property has 3 bedrooms, 2 of which are to be found on the ground floor. It has an entrance hall/corridor, with an office space off to the left that also leads to a good sized double bedroom with painted wooden beams and a tiled floor. Also on the ground floor is a laundry room, shower room, storage cupboard and another good sized bedroom again with painted wooden beams. On the first floor there is a living/dining room, a kitchen with breakfast bar and a bedroom with ensuite shower room. To the outside is a lovely courtyard area for alfresco dining with room to park a car should you wish, a storage shed and there is also a cellar.

The property sits in a delightful and popular village in the southern part of the loire valley, only around 10km from the birthplace of the philosopher Descartes, the now eponymous town has a museum dedicated to his memory and also has all amenities. Easy to reach from the UK being only around 25km from the tgv station and A10 motorway at Chatellerault where you can get to Paris in about 1h20m. Only 67km from the airport at Poitiers with direct Ryanair flights to the UK, and about the same distance from Tours airport and only around 3hrs drive from the major western ferry ports.

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

LOCAL TAXES

Taxe foncière: 510 EUR

NOTES