

A cosy townhouse of 49m2 in the centre of Le Blanc's pretty old town with free parking nearby.



INFORMATION

Town:	Le Blanc
Department:	Indre
Bed:	1
Bath:	1
Floor:	49 m2
Plot Size:	4 m2

IN BRIEF

A charming stone-built one-bed house with small courtyard to the front, situated in the oldest heart of Le Blanc with the 12th century chateau Naillac and priory nearby. The property opens onto an ancient stone stepped lane so there is no passing traffic. It is perfect for anyone wanting an easily maintained property in a French medieval town setting, either as a permanent residence, a place to rent out or as a lock up and leave. Shops, restaurants, banks, and bakeries can all be reached in 5-10 mins via the lower end of the stepped lane where a road leads towards the river and town centre.

The property comprises: living room 22m2 with wood burner and electric heater, bedroom with electric heater and external door 22m2, kitchen 7m2 with electric heater, tiled floor and...



ENERGY - DPE

DPE not required.

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

The property has two external doors, one from the kitchen and another from the bedroom, which is on the floor below and reached via a wooden staircase. The construction date of this property is not known but it is likely to be medieval in origin. Original features have been retained including wood beams, a stone fireplace in the sitting room and exposed stone walls. It is habitable with roofs in good condition.

Situated in the Parc de la Brenne, Le Blanc is a lively town with a programme of events, two markets per week, schools, supermarkets, specialist shops and sports facilities including a swimming pool. The town boasts several antique and brocante shops, ideal for hunters of vintage French treasures.

The Parc de la Brenne is a regional nature park of approx 4000 lakes including swimming lakes at Bellebouche, Saint Genou, Chaillac and Belabre. It is popular with outdoor sports enthusiasts and has year-round events including rambling, sailing, canoeing, paddleboarding, cycling, live gigs and children's activities.

Transport connections are good with the A20 autoroute 20 minutes away, fast train services from Poitiers and the Indre region capital city of Chateauroux to Paris and the south, and low-cost international and domestic flights from three nearby airports: Limoges, Poitiers and Tours.

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

LOCAL TAXES

Taxe foncière:	422 EUR
Taxe habitation:	EUR

NOTES