

Charming semi-detached village house from 1850, tucked away near southern Blois. 4 bedrooms, 35m courtyard.



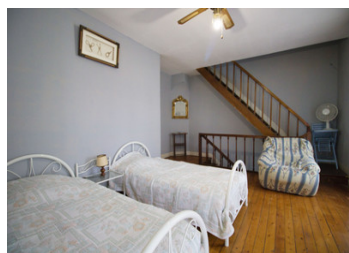
INFORMATION

Town:	Blois
Department:	Loir-et-Cher
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	100 m2

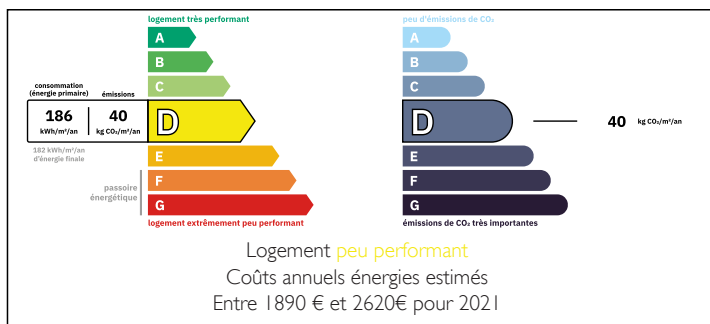
IN BRIEF

LEGETT Immobilier estate agents and sales agent Bruno Debain are pleased to present

A townhouse for sale near Blois 6 rooms, 4 bedrooms. Discover this charming townhouse offering a generous floor area of 130 m² on a 100 m² plot. It features a fitted kitchen, a cosy living room with a fireplace, and a modern bathroom. Town gas heating and a boiler ensure optimal comfort. Situated in a quiet area, this house enjoys unobstructed views and is just 1 km from local shops (grocery store, pharmacy, supermarket) and 5 minutes from schools (Pierre et Marie Curie nursery school and Louis Pasteur primary school). Easy access to the station in 10 minutes. Outside, you'll find a small, secluded area, perfect for enjoying your garden furniture. Furthermore, there is an attic awaiting conversion, planned for a shower room and...

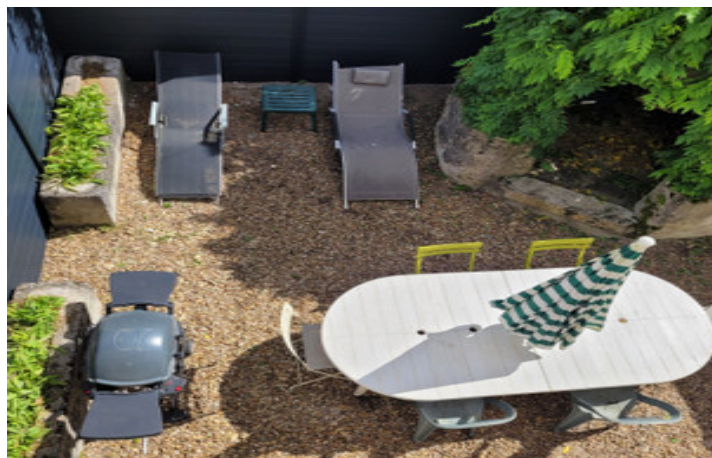


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1351 EUR

DESCRIPTION

A 19th-century townhouse of 130 m² spread over three floors, situated near Blois, south of the Loire, in a peaceful commune highly sought-after for its quality of life, 10 minutes south of Blois, in the heart of the Loire Valley's châteaux region, within a charming village offering all amenities and set in beautiful surroundings. On the ground floor: entrance hall with staircase, toilet, kitchen, living room with a Renaissance-style fireplace and panelling, leading to a secluded terrace with a small garden; on the first floor, with parquet flooring throughout: large living room with a staircase leading to the second floor, two large bedrooms with fitted wardrobes, bathroom with bath, double washbasin and toilet; on the second floor: a study, a large bedroom, a room to be finished which could serve as a dressing room, a room to be finished intended for a shower room and toilet, and an attic which could be converted. Town gas heating. PVC window frames.

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

NOTES