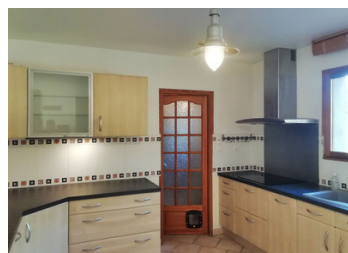
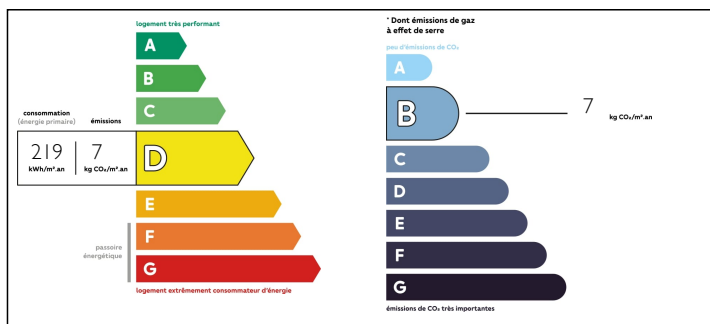


In Chitenay, south of Blois, 11 minutes from 4 bedroom village house Bright, spacious, shops within walking di



## ENERGY - DPE



## INFORMATION

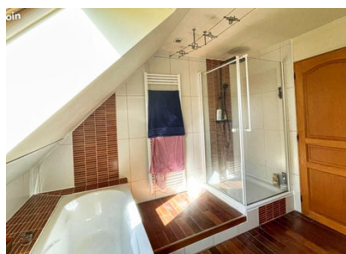
Town:	Chitenay
Department:	Loir-et-Cher
Bed:	4
Bath:	2
Floor:	139 m2
Plot Size:	2084 m2

## IN BRIEF

House of 7 rooms Ask for 360° virtual visit at Leggett immobilier Centre Val de Loire- A must visit In Chitenay, a pretty little village where Denis Papin, inventor of the steam engine, was born In this village in the south & close to Blois & the Beauval zoo Charming house built in 2001 with 4 bedrooms, & a swimming pool without opposite, shops in the village, groceries & breads cooked on the spot, the inn of the Center, a hairdresser, a tobacco office bar Denis Papin BLOIS 15 minutes & Cellettes 5 minutes, Contres 10 minutes A must visit

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

Description ( Leggett panels )

Centre of Chitenay, family house

It comprises a beautiful living room with fireplace, open plan fitted kitchen and access to the terrace, a back kitchen opening onto an attached garage of 40m<sup>2</sup> with attic, a bedroom with shower room and wc on the ground floor.

On the first floor, it offers 4 bedrooms with cupboards, one of which opens onto a balcony, and a bathroom with wc. The 2084 m<sup>2</sup> garden is enclosed, not overlooked, quiet and can be used for swimming.

15 minutes south of Blois in a town with shops, schools and buses.

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

Date of completion of the diagnosis: 15/07/2022

Fees are payable by the seller

Estimated annual energy costs for standard use: between €1764 and €2374 per year. Average energy prices indexed to 2021 (including subscriptions)

Primary energy consumption: 219 kWh/m<sup>2</sup>/year.

Final energy consumption: Not communicated.

-----

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

## LOCAL TAXES

Taxe foncière: **750 EUR**

## NOTES