

## House to renovate on the outskirts of Richelieu

### EXCLUSIVE



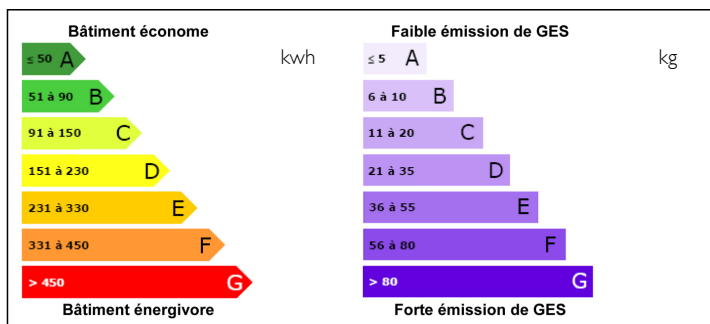
## INFORMATION

Town:	Chaveignes
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	70 m <sup>2</sup>
Plot Size:	380 m <sup>2</sup>

## IN BRIEF

A great project for someone wanting to put their own stamp on somewhere. This 2 bedroom cottage, in a peaceful but not isolated position, once updated, could make a gorgeous little home. A few steps away you will find the voie verte, an old section of railway track converted into a safe route for walkers and cyclists stretching all the way from Richelieu to Chinon. You can walk to a decent supermarket in seven minutes (or drive there in two) and walk into the historic centre of Richelieu in fifteen (or drive there in two), where you will find various restaurants, boulangeries, other shops and services, including building suppliers, medical services and a cinema.

## 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

Currently arranged as a central kitchen/dining room (approx 20m<sup>2</sup>) with a living room (22m<sup>2</sup>) to one side and two bedrooms (12 & 13m<sup>2</sup>) and a bathroom to the other, with the potential to create further living space in the continuation of the building beyond that. This is a full renovation project but could make a lovely lock-up-and-leave holiday home.

The local area is rich in history, châteaux and vineyards, dotted around with sunflower fields. It's a great place to spend your holidays but it's also a great place to live, with good medical services, shopping options and schools in a thriving community.

Airports at Tours and Poitiers are both around an hour's drive away offering regular cheap flights to and from Stansted amongst other destinations. Driving is also straightforward with ports from 3.5 hours away and from Tours, Poitiers or Châtellerault (half an hour away) you can hop on a TGV down to Bordeaux or up to Paris with links to the Eurostar.

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

## LOCAL TAXES

**Taxe foncière: 279 EUR**

## NOTES