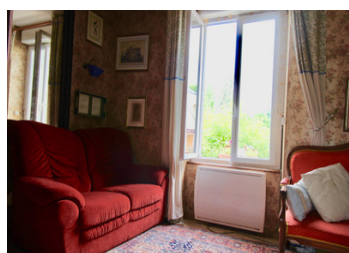
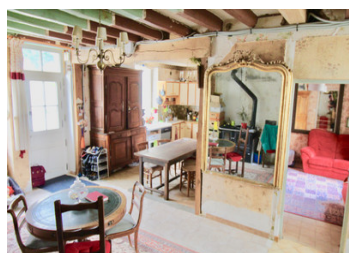
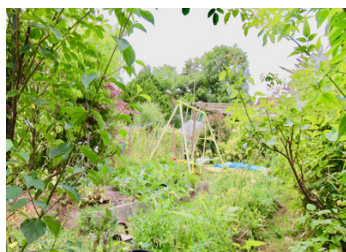


## Loire Valley : Village house near Tours and Loches



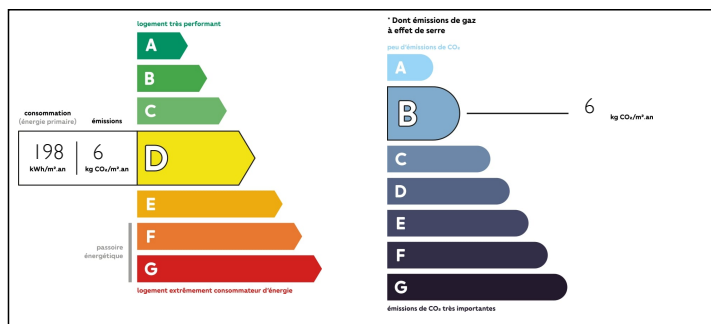
## INFORMATION

Town:	Tauxigny-Saint-Bauld
Department:	Indre-et-Loire
Bed:	5
Bath:	2
Floor:	116 m2
Plot Size:	30 m2

## IN BRIEF

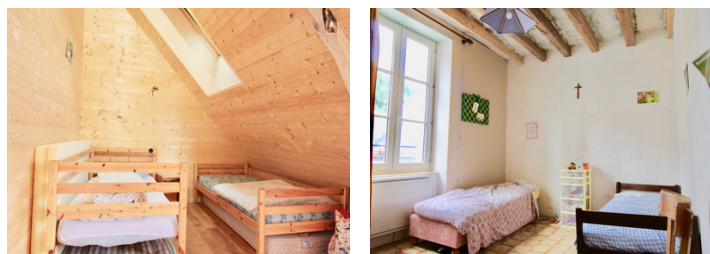
If you're interested in decorating but not renovating, this is the project for you! This lovely village house has the potential for a very pretty home with lots of original features - all the major works are done - mains drains, new heating, insulation and windows, but the house would benefit from some decorative updating and finishing touches. The Loire Valley is a stunning area with tuffeau stone houses, chateaux and vineyards to visit, and many outdoor pursuits available. The village of Tauxigny is found 260km south west of Paris, 27 km from Tours, 19km from Loches, both of which are good sized towns with all shops, services, hospitals etc. Tours has a TGV high speed train service to Paris Gare Montparnasse in 55 minutes.

## 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: 450 EUR**

## NOTES

## DESCRIPTION

Open plan ground floor comprising kitchen/dining/sitting rooms just under 50m<sup>2</sup> (6,1 x 8,0 = 48,8)

The wood fired stove in the dining room heats very efficiently, so much that the (new) electric heating is rarely used.

WC between sitting room and stairs.

To the rear of the house, Shower room, and laundry/office space. Glass porch with steps down to courtyard.

Stairs to first floor : Bedroom 1 13m<sup>2</sup> (3,0 x 4,3) with tiled floor and window to front of house. Bedroom 2 9m<sup>2</sup> (2,7 x 3,2) with tiled floor and window to rear of house. Bedroom 3 12m<sup>2</sup> including hanging area, window to front of house. Shower room 3m<sup>2</sup> (1,6 x 1,8) includes shower, WC and basin.

Narrow stairs to second floor with three rooms in the eaves (slanted roof) : a playroom or office space of approx 14m<sup>2</sup> at floor level; a WC; Bedroom 4 and Bedroom 5 each approx 10.5m<sup>2</sup> with Velux windows.

Courtyard garden : gives access to a workshop approx 7,5m<sup>2</sup> and a vaulted cellar beneath the house.

Across the road to an allotment space which has a vegetable plot and space for children to play.

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