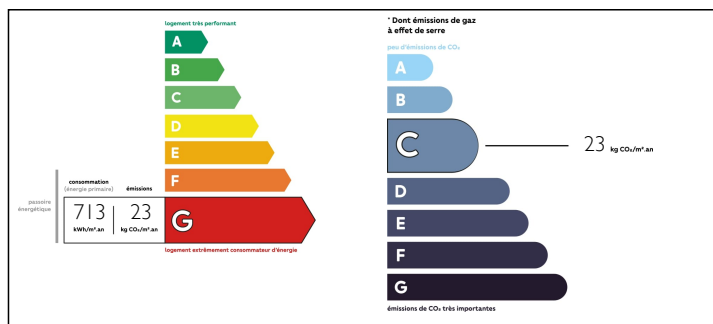


Property comprising a 108 m house, outbuildings and troglodyte cellars.

EXCLUSIVE



ENERGY - DPE



INFORMATION

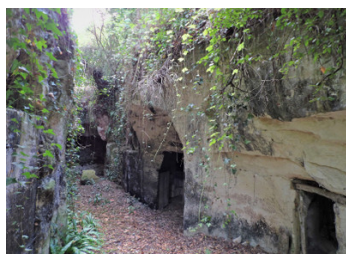
Town:	Loches
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	6701 m2

IN BRIEF

A must-see. Large lochoise property with great potential comprising a 108 m² house, a shed, a small house to renovate, 2 lean-to buildings and three cellars dug into the rock.

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

Let yourself be seduced by this property complex overlooking the lochoise countryside, set in 6701 m² of land, comprising:

- A 108 m² furnished house with, on the ground floor: a 25 m² living/dining room with a mezzanine. An 18 m² kitchen, 3 bedrooms, one with en-suite bathroom and one used as a small lounge. One bathroom (shower + bath) and 1 WC. Upstairs, the 58 m² attic could easily be converted into additional living space.
- a shed used as a garage with a partial vaulted cellar.
- 2 lean-to buildings.
- a covered terrace with a stone barbecue for warm summer evenings.
- three cellars dug into the rock.
- 2593 m² of unadjoined land.

Electricity, fixtures and fittings and woodwork have all been redone in recent years, retaining the house's character and authenticity.

Come and discover this charming property less than 10 minutes from the centre of the Royal town of Loches, with its shops, train station, famous market and historic sights.

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

LOCAL TAXES

Taxe foncière: 1681 EUR

NOTES