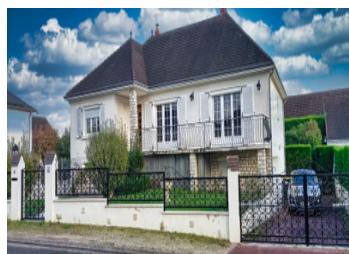


House 1972 3 levels on 229m near Blois with all shops in walking distance. Ask for our 360 Quiet location



## INFORMATION

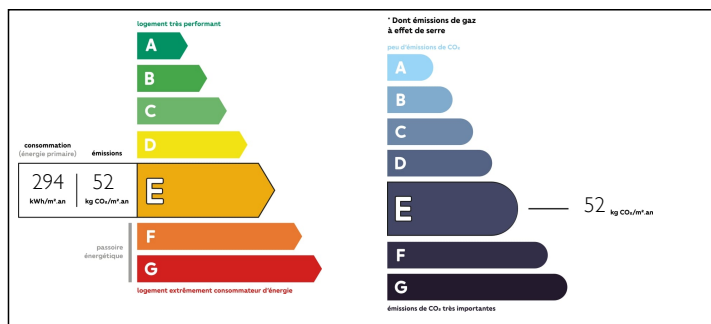
Town:	Saint-Sulpice-de-Pommeray
Department:	Loir-et-Cher
Bed:	5
Bath:	2
Floor:	229 m2
Plot Size:	849 m2



## IN BRIEF

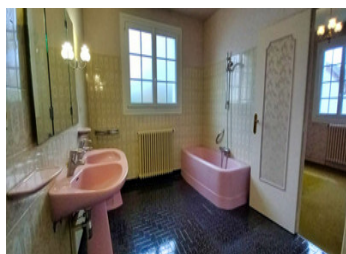
House dating from 1972 on 3 levels: basement, 1st floor, attic offering living space of 229m<sup>2</sup>. Situated near Blois with all shops available on foot, the house has 5 bedrooms, 2 reception rooms and 2 kitchens with plenty of potential. Located in a quiet residential area with a beautiful south / west exposure. Ask for our 360° virtual tour and to see our photo file.

## 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

Beautiful maison bourgeoise : an 11-room house of almost 229.35 m<sup>2</sup> & a wooded plot of 849m<sup>2</sup> near Blois

Good potential, spacious

Beautiful fittings, some work to bring it up to date, guaranteed love at first sight!

This lovely 1972 house needs updating - 5 bedrooms, 3 of which are on the living level, and 1 bright 36 m<sup>2</sup> living room opening onto a west-facing balcony, a kitchen and a bathroom. The lower level offers an office opening onto a second living room with open fireplace with direct access to the outside, a shower room, a summer kitchen and a cellar.

Upstairs, a landing leads to 2 bedrooms, two storage rooms and an attic awaiting conversion.

There are five bedrooms and a separate fitted and equipped kitchen. Multi-energy heating is provided, with electric and oil-fired boilers.

The grounds feature a large terrace and garden, as well as a recent 1-car garage with storage space upstairs.

Close to schools, transport links and all amenities in the commune of Saint Sulpice de Pommeraie.

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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: 2281 EUR

## NOTES