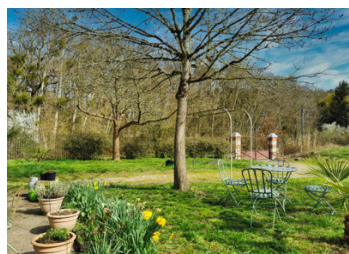


Character 3-bed house, habitable with work to complete in a quiet lane near Montrichard, Loire Valley 41.



INFORMATION

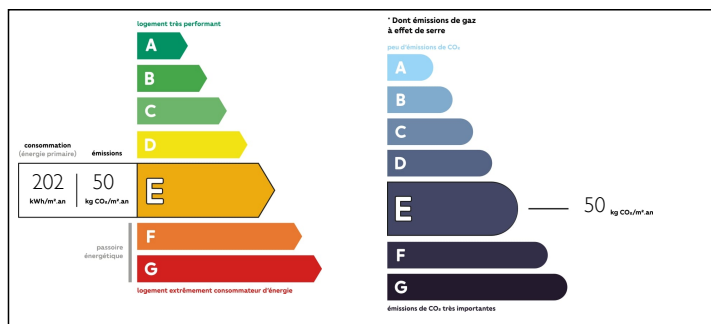
Town:	Montrichard
Department:	Loir-et-Cher
Bed:	3
Bath:	1
Floor:	161 m2
Plot Size:	2265 m2



IN BRIEF

Character property with 3-4 beds in a quiet lane just 3km from the popular tourist destination of Montrichard. Here there are shops, bars, restaurants, river swimming in the summer and a mainline train station. The city of Tours, with TGV links and airport served by Ryanair, is just 45km from this character property.

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: 800 EUR

NOTES

DESCRIPTION

This lovely character property has great potential, and it has a bedroom and bathroom on the ground floor. There are three further bedrooms upstairs (two joined together). The bread oven is working and a great feature - there is plenty of living space with two living rooms and a dining room. The house has work to yet be completed - it's ready and waiting for someone to finish the work and put their stamp on it.

Ground floor:

Entrance hall 8m²

Shower room 7m²

W.C.

Bedroom 4.5x3.6 - 16.3m²

Living room with wood burner 3.6x4.8 - 17.5m²

Sitting room 3.1x4.8 - 15.5m²

Kitchen 3.4x4.4 - 15m²

Dining room with bread oven (working) 2.8x4.8 - 13.8m²

Utility room with oil fired boiler

First floor:

Landing / study area 3.1x3.3 - 10.8m²

Bedroom 2.9x3.9 - 11.5m²

Room to be renovated 2.7x3.1 - 8.8m²

Bedroom 5.5x3.3 - 18.3m² leading through to.....

Bedroom 3.5x3.6 - 12.8m²

Exterior:

Land with garden and fruit/nut trees, chicken hut.

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