

## Three bedroom village house with courtyard in Pussigny



## INFORMATION

Town:	Pussigny
Department:	Indre-et-Loire
Bed:	3
Bath:	3
Floor:	113 m2
Plot Size:	160 m2

## IN BRIEF

In the village of Pussigny, this pretty house benefits from three bedrooms and three shower rooms. It has a garage and courtyard.

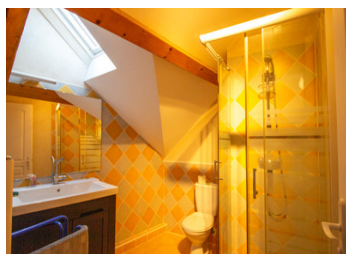


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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Entering directly into the living room (31.5m<sup>2</sup>) with windows to the front, to the left is a room (10.5m<sup>2</sup>) which could be used as an office or bedroom with a window to the front. To the rear of the living room, is the fitted kitchen (14m<sup>2</sup>) with fireplace and door to the courtyard. There is also a downstairs shower room (5m<sup>2</sup>) with shower, sink and WC. Stairs lead from the living room to a landing (6m<sup>2</sup>). To the right is a bedroom (12m<sup>2</sup>) with ensuite shower room (6m<sup>2</sup>) with shower, sink and WC. To the left is the second bedroom (13m<sup>2</sup>), a shower room (6m<sup>2</sup>) with shower, sink and WC and the third bedroom (15m<sup>2</sup>). Back in the kitchen, external stairs lead down into the courtyard. Below the kitchen is a room which could be used as a utility room. There is also a store room. You can also access the garage from the courtyard.

## LOCAL TAXES

**Taxe foncière: 229 EUR**

Pussigny is a small village which has no commerce or amenities, but there are boulangeries and epiceries in Les Ormes, Nouatre and Marigny Marmande all of which are about 10 minutes away. The property is perfectly situated to explore many of the Loire Valley châteaux, towns and villages as well as the vineyards. It is just 40 minutes from the medieval towns of Chinon and Loches and 45 minutes from the cosmopolitan city of Tours where you can take the TGV to Paris in less than an hour, get a...

## NOTES