

Very attractive 3 bedroomed house with many original features in the village of Villeloin-Coulangé.



INFORMATION

Town:	Villeloin-Coulangé
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	119 m2
Plot Size:	1290 m2

IN BRIEF

A beautifully restored 3 bedroomed house, set on three levels, in a delightful village location. Each floor is divided into two main rooms, separated by a very solid central wall. The house retains numerous period features such as beams, an animal feeder and an original tiled sink. It is heated by two wood-burners and augmented with electric radiators.

The ground floor, with direct access into the courtyard via two entrances, originally housed the animals, but has been converted to provide a bedroom/study, summer kitchen and shower room. The first floor can be accessed via an internal and external staircase.

The first floor is light and airy and provides the main kitchen with large dining area and a separate sitting room with dual aspect. There is also a family bathroom. A staircase leads to...



ENERGY - DPE

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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.



LOCAL TAXES

Taxe foncière: 561 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located on the banks of the River Indrois, the picturesque village of Villeloin-Coulangé has a population of approximately 650 people. The village developed around the beautiful Benedictine Abbey founded in 850; now a private home. The village is well provided for with a multi-service village shop, tabac, pharmacy, health centre, post office, barbers and a retirement home. There is a nursery school in the village and a bus service to take older children to nearby schools.

The nearby village of Montresor (2km) is listed as one of the "Plus Beaux Villages de France" and as well as having a stunning chateau, it also has a bakery, restaurants, bank, supermarket, and petrol station. Loches is located 20km to the west and has hypermarkets, a train station and also holds a street market every Wednesday and Saturday morning.

The house comprises:-

***Ground Floor.**

Entrance door into a bedroom/study/salon (21m²) with staircase leading to first floor. There is a wood-burning stove in the room. Door through to summer kitchen (21.4m²) with beamed ceiling and old feeding area for animals. Shower room (4.1m²) with shower cubicle, WC and basin. Hot water tank, plumbing for washing machine and electrical boxes.

***First Floor.**

The first floor is accessed either internally via a wooden staircase, or externally via a stone staircase. At the top of the stone staircase is the original external washing area with drainage to courtyard below. Lobby area (1.1m²) at top of internal staircase and doors off to salon...