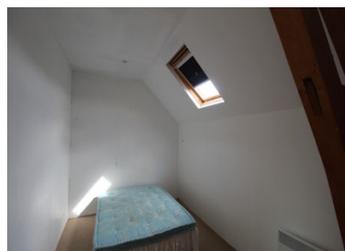


3 Bed farmhouse with outbuildings set in around 3 acres of pastureland

EXCLUSIVE



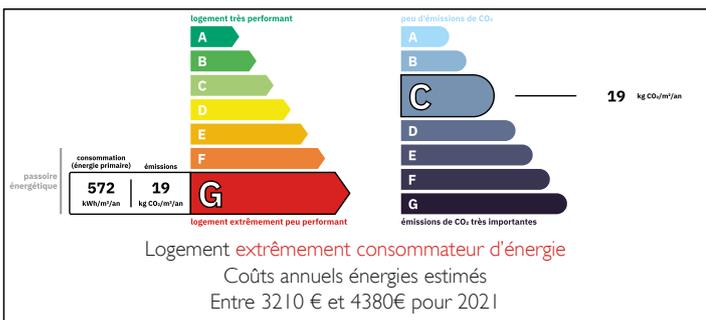
INFORMATION

Town:	Abilly
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	93 m2
Plot Size:	12992 m2

IN BRIEF

3 Bed farmhouse with outbuildings set in around 3 acres of pastureland. The land is suitable for horses but would need fencing off. The outbuildings offer the potential to create a gites business, so an equestrian centre could be envisaged. There is a pool with cover and patio. The property sits in a hamlet just outside the town of Abilly and less than 5 minutes from Descartes, the birthplace of the philosopher Descartes, the now eponymous town has a museum dedicated to his memory and has all amenities. It is only 20mins from the TGV station at Châtelleraut, less than an hour from Tours and Poitiers airports and under 4hrs drive from the main western Channel ferry ports..

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

3 Bed farmhouse with outbuildings set in around 3 acres of pastureland. The land is suitable for horses but would need fencing off.

The outbuildings offer the potential to create a gites business, so an equestrian centre could be envisaged.

There is a pool with cover and patio which is in need of repair.

The 3 bed farmhouse is habitable from the off so the outbuildings can be worked on as and when required. It consists of a large kitchen/dining room with a feature fireplace with a woodburner at one end, a shower room and a living room, with an open feature fireplace.

On the first floor there is a landing which serves 3 bedrooms and a shower room.

The numerous outbuildings include a large barn, former animal stables, currently used as 4 separate storage rooms, an old house to restore and a bread oven, which would have served the hamlet in years gone by.

The property sits just outside the town of Abilly and is less than 5 minutes from Descartes, the birthplace of the philosopher Descartes, the now eponymous town has a museum dedicated to his memory and has all amenities.

It is only 20mins from the TGV station and A10 motorway access at Châtellerault, less than an hour from Tours and Poitiers airports and under 4hrs drive from 3 different Channel ferry ports. It is also close to all of the spectacular Loire Valley Chateaux. You can be in Paris in...

LOCAL TAXES

Taxe foncière: 813 EUR

Taxe habitation: EUR

NOTES