

Spacious 3 bedroom character home in a peaceful village location, with scope for further renovation



INFORMATION

Town:	Paulmy
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	565 m2



IN BRIEF

This cute, spacious countryside home sits in a tranquil location and has been renovated downstairs with a brand-new kitchen and appliances, it is ready to move into. Very good-sized rooms reveal many character features, and for those wishing to renovate further, the entire loft space could become a magnificent master bedroom, as well as extra potential living space downstairs.

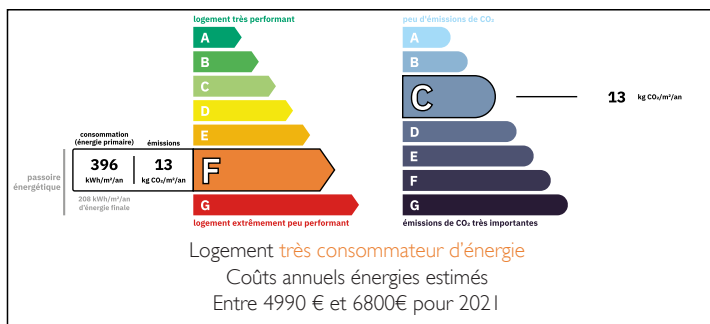
Paulmy is a small village in the Indre-et-Loire near Loches, with immediate facilities such as a bread machine, tennis court and football pitch.

Ligeuil is a 5 minute drive for further amenities, including shops. The towns of Loches and Châtelleraut are 20 and 30 km away respectively.

Tours is 60km away, with airport links to the U.K and TGV station with links to Paris.

The ferry port of Ouistreham, Caen, is approx. a 3 hour drive.

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 habitation: EUR

NOTES

DESCRIPTION

The house

Ground floor –

-Entrance hall (14.4m²) with tommette (traditional terracotta) flooring.

-Dining room (12.8m²) with pale tiled flooring, double glazed windows, exposed stone walls and beams, and a fireplace complete with wood burning stove. PVC door out to road side. Open plan through to...

-Kitchen (12.9m²) with same pale tiled flooring, brand-new IXINA fitted kitchen with appliances including oven, hob, dishwasher, washing machine, fridge/freezer. Butler sink and wooden worktops, exposed stone walls and original beams.

-Sitting room (46.2m²) tommette tiled flooring, exposed beams and stone walls. Fireplace with new pellet burner, door leading out to garden.

-Currently a workshop (21.2m²) next to kitchen through a stable door, with tiled floor, fireplace and leading to the cellar. Could remain a workshop/store- room or could be refurbished into a living space.

-Cellar (16.3m²) with exposed beams, stone walls, tiled floor, door leading back through to hallway.

First floor-

-Master bedroom (46.2 m²) with tommette tiled flooring, exposed beams, fireplace, stone walls, electric radiator.

-Family bathroom (8m²) with tommette tiled flooring, painted beams, storage cupboards, with shower, WC and basin and heated towel rail.

-Bedroom 2 (15.8m²) with tommette tiled flooring, exposed beams, fireplace, 2 double glazed windows, electric radiator, leading through to...

-Bedroom 3 (interconnecting) (9.9m²) with tommette tiled flooring, exposed beams, electric radiator with

-En suite bathroom from bedroom 3 (3.3m²) with tommette tiled flooring, shower, WC, basin and heated towel rail.