

Charming maison de maître in the heart of a village, near Bourgueil with a garage and garden.

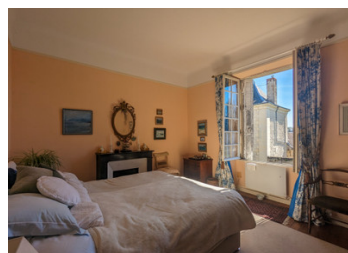


## INFORMATION

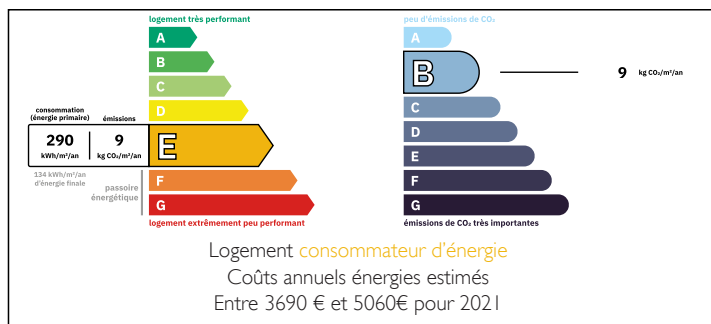
Town:	Coteaux-sur-Loire
Department:	Indre-et-Loire
Bed:	7
Bath:	3
Floor:	220 m2
Plot Size:	1030 m2

## IN BRIEF

Come and discover this lovely 3-storey house full of character, featuring a beautifully maintained garden located in a peaceful village surrounded by vineyards, 15 mins from Langeais with its grand chateaux and popular Sunday market. The area has good access links to the A85 and Tours is under 40 minutes away with its airport and TGV to Paris, the Northern Ferry ports are less than 3 hours away.



## 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:** 1173 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

You will enter the property into a spacious and light hallway owing to it's south facing aspect, to the left you will find a generous sitting room with exposed beams, oak flooring and French doors allowing access to the front garden. To the right a large living room with exposed beams, oak flooring and a magnificent shuttered marble fire place. At the end of the Hallway there is a cloak room, a bright and convenient wet room and dining room with exposed beams, chequer board floor and a lovely view of the garden terrace. A well equipped kitchen is located next to the dining room which allows access to the rear garden and a separate useful utility room. Access to the first floor is via a wide oak staircase and includes a hallway with an Oeil-de-bouef window, 4 bedrooms all with oak flooring, a spacious bathroom, shower room and W/C. On the top floor of the house there are 3 bedrooms all with oak flooring and beautiful views, a W/C and a room which could be converted into another bathroom or form a master suite with the adjacent bedroom. Outside, the front of the house is set back from the road, with a walled garden and hedges for privacy and a secure set of stairs leading to a cave. Access to the rear is via a double automatic gate and a driveway that leads to a garage, workshop, barn with access to an attic...