

A beautifully presented longère with guest house, located in a small hamlet close to the Loire.



## INFORMATION

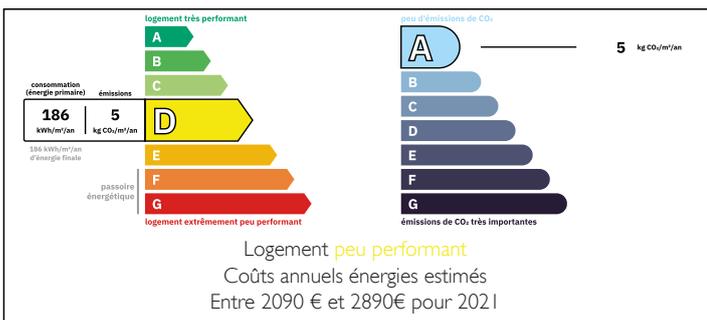
Town:	Chouzé-sur-Loire
Department:	Indre-et-Loire
Bed:	5
Bath:	4
Floor:	320 m2
Plot Size:	2578 m2

## IN BRIEF

Located 5 minutes from Saint-Nicolas-de-Bourgueil and its AOC vineyards, this Charming longère has been renovated to a high standard and offers 3 bedrooms, 3 bathrooms, a guest house with a further 2 bedrooms and a lovely garden. The area has good access links to the A85 and Tours is around 40 minutes away with its airport and TGV service to Paris, Caen Ferry port is under 3 hours.



## 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.



## DESCRIPTION

You enter the house through a double leaf UPVC door into a large elegant hallway, bathed in light owing to its south facing aspect, with a lovely oak staircase and access to the utility, boiler and store rooms to the rear of the property. To the right is a modern fully equipped kitchen and a corridor that leads to a large shower room with Italian shower and separate WC. To the left of the entrance hall is a magnificent living room with a fireplace, dining area and French doors that allow access to the garden. Next is a bright good sized sitting room with a fireplace and a WC. Upstairs there is an impressively sized bedroom measuring 50m<sup>2</sup>, a grand corridor leading to 2 en-suite bedrooms and an additional room with a wash basin. The house offers exposed wooden beams throughout, a mixture of white UPVC double glazing and Velux skylights with automatic shutters and a wood pellet boiler with a 3-tonne storage container located in a rear storeroom.

The guest house has a spacious layout with well-proportioned rooms that includes a large entrance hall, living room with French doors allowing access to the garden, a large toilet room, a bright shower room and a room containing the water heater and stairs. On the first floor you will find 2 pleasant bedrooms either side of a large landing used as a sitting room and storage to the rear eaves. It also benefits from...

## LOCAL TAXES

**Taxe foncière: 1451 EUR**

**Taxe habitation: EUR**

## NOTES