

Striking architect-designed barn conversion with swimming pool near La Tour St Gelin.

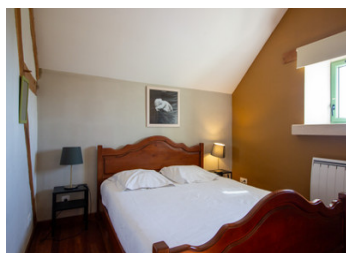


INFORMATION

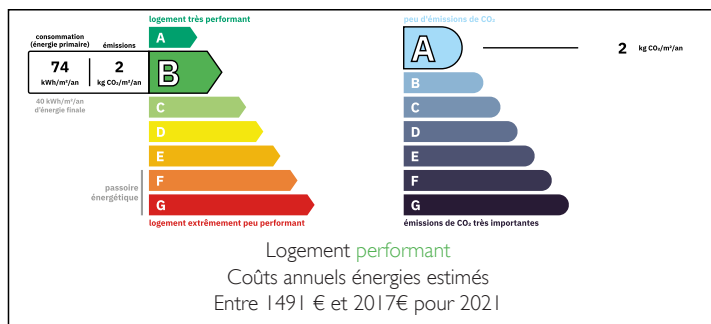
Town:	La Tour-Saint-Gelin
Department:	Indre-et-Loire
Bed:	5
Bath:	3
Floor:	367 m2
Plot Size:	4405 m2

IN BRIEF

Situated between Richelieu and L'île Bouchard, this architect-designed barn conversion offers huge entertainment space as well as 5/6 bedrooms and 3 bathrooms. It is set within its own enclosed garden and benefits from a heated swimming pool, vast covered terrace and additional outbuildings.



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: 1700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Through patio doors, you enter a bright entrance hall (13m²) off of which is a WC (3m²), a rear hall (11m²) used as the laundry room with door to the garden, and a large room used for storage (12m²). To the right of the entrance hall is a huge living space (100m²) with fitted kitchen, dining and living space, perfect for entertaining friends and family. There are two sets of patio doors, one leading to the front of the property and the other to the covered terrace overlooking the garden. Continuing through, a door leads to a room (27m²) used as a study, again with patio doors which lead out to the front of the property and to a bedroom (20m²) with patio doors and ensuite shower room with shower, double sinks and WC.

Back in the living room, an impressive wooden staircase leads you up to the first floor. The centre of this floor, which sits above the main living room, currently used as an entertainment space (98m²) with a home cinema area and play space with a wood-burning stove in the centre. There is an area (12m²) used as an office space. There are also two bathrooms (8m² and 9m²) both with corner baths, double sinks and WC's and four bedrooms (12m², 14m², 14m² and 20m²) on this floor.

Accessed from the main living area is a vast covered terrace overlooking the garden. There are additional outbuildings : a huge hangar with...