

4-bed character house, large outbuildings, lovely views, no neighbours, between Loches & Montrichard 41



## INFORMATION

Town:	Loches
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	173 m2
Plot Size:	4252 m2



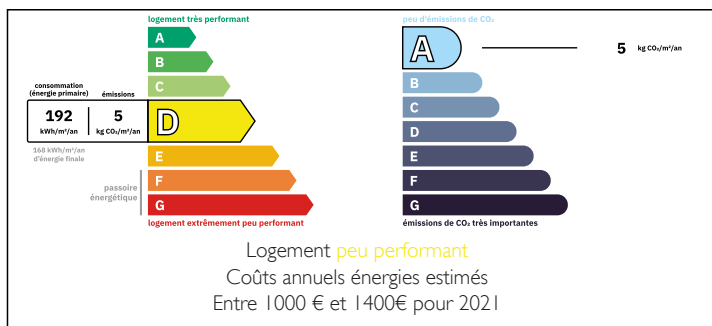
## IN BRIEF

This lovely 4-bed character property has large outbuildings and great views and no visible neighbours. The gardens have been well maintained and there is a pretty pond.

It is located between the royal city of Loches and the popular tourist destination of Montrichard.

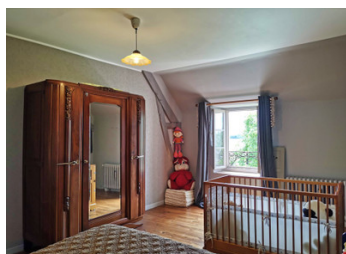
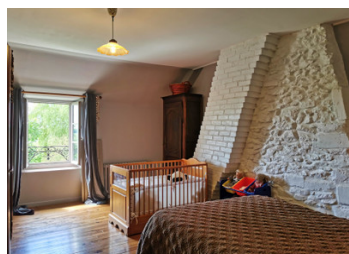
The nearest village with a bakery is just 1km down the road. The city of Loches is 16km away and the city of Tours with airport served by Ryanair and TGV links is just 42km.

## 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

To the front of the house, and overlooking the pretty gardens/pond, there is a country style kitchen with a very economical wood fired boiler/stove and open fireplace. A living/dining room also has great views and a fireplace (current closed but could be opened). Down the corridor with doors to the front and rear, there is a shower room with W.C.

Just off the living room there is a room, currently used as a storage room, but could easily be converted into a shower room. From here there is a bedroom with independent access from the garden. Upstairs there are three bedrooms and a bathroom with W.C. There is access to the attic space from the landing area, and the potential to create more living space if needed.

Outside there are lovely gardens everywhere, a large vegetable plot, an orchard, a beautiful pond and lots of outbuildings. The outbuildings offer all kinds of possibilities and are in good condition. There is a well with a pump, and the taps in the garden are connected to this. The pond is fed by all the rainwater collected from the gutters.

There is Fibre already installed, and the roof was entirely renewed ten years ago.

This is a wonderful property for those seeking peace and quiet away from neighbours, and needing space and plenty of outbuildings!

## LOCAL TAXES

Taxe foncière: 968 EUR

Taxe habitation: EUR

## NOTES

Taxe foncière 968€.

Entrance 11m2

Fitted and equipped kitchen with fireplace 5x4 - 20m2

Shower room with W.C. (macerator) 8.6m2

Living/dining room with fireplace 4.3x7.3 - 31.4m2

Room / office (no window)...