

Beautifully decorated 3 bed home in a tranquil countryside setting near Marigny Marmande

EXCLUSIVE



INFORMATION

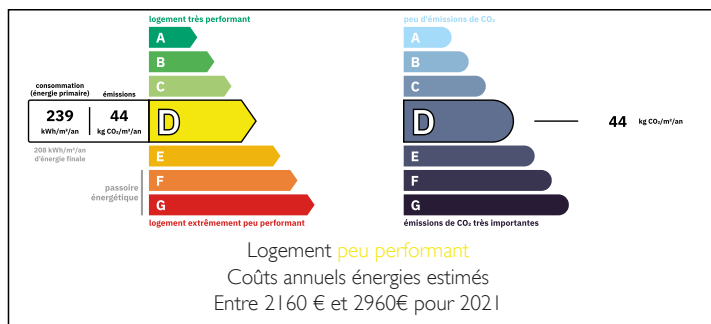
Town:	Marigny-Marmande
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	1428 m2

IN BRIEF

Ready to move in to, with the opportunity to create additional accommodation, if desired, this delightful house is at the end of a lane with lovely countryside views has been sympathetically renovated and is beautifully decorated and furnished in a neutral colour palette which highlights the stone walls and exposed beams. Opportunity to purchase the furniture.

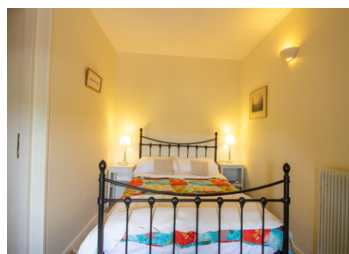


ENERGY - DPE



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: 204 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

You enter into the gravelled courtyard through iron gates. The house is in front of you. Through the porch (8m²) used as a boot room, you enter the dining room (19m²) with fitted kitchen (8m²) to your left with window to the courtyard. The room has exposed beams, stone walls and tiled floors. Off the dining room and behind the kitchen is a shower/laundry room (7m²) with shower, sink and WC. Through the dining room to your left is the living room (20m²) which has a large wood burning stove (11kWh) with window to the courtyard. Continuing through, the hall (8m²) has a cupboard under the stairs and a door to the courtyard. Up the wooden staircase, you reach a large landing in two parts; to the left, the space is used as an office area and to the right, an area which can be used as additional sleeping space. All the bedrooms have views over the courtyard and out to the countryside beyond. The first bedroom (9m²) also has a dressing room (2.5m²), the second bedroom (9m²) and the master bedroom (15m²). All the bedrooms have views over the courtyard and out to the countryside beyond. The bathroom (7m²) with bathtub, separate shower and washbasin is at the end of the house and there is a separate toilet (2m²).

Back outside, to the left of the house, is a large double height barn (44m²) used as a garage but which could be converted into...