

Charming 184m longère in Couture/Loir Swimming pool & quiet location Holiday landscape, river, nature 500 m a



## INFORMATION

Town:	Tours
Department:	Indre-et-Loire
Bed:	5
Bath:	2
Floor:	184 m2
Plot Size:	1185 m2

## IN BRIEF

Leggett immobilier centre val de Loire offers you this:

Superb farmhouse late seventeenth fully restored 184m<sup>2</sup> & a garden of 1185m<sup>2</sup> without the view of neighbours.

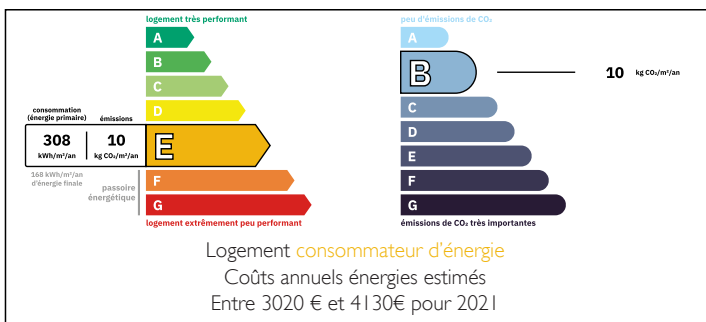
Your second home or principal awaits you and take advantage of the swimming pool & this idyllic places, calms & rest ensure close to the river Le Loir 41/72 limitrophe Paris 210kms, Le Mans 50kms, Tours 45kms, Vendôme 30Kms

All shops near Montoire & Couture / Loir.

Ask for our 360° and photos at our agency.

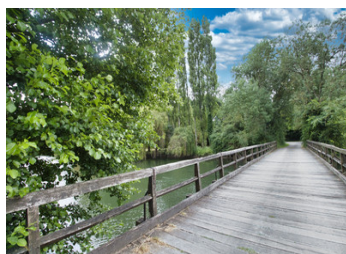
Bruno our agent will contact you very soon I hope.

## 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:** 1122 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Don't dream any longer, it is waiting for you and you can enjoy the beautiful swimming pool. Ideal for your second or main home

Magnificent property dating from the end of the 17th century, former stable, comprising 6 rooms (approx. 184 m<sup>2</sup>), magnificent tufa stone farmhouse located 1 km from the centre of the village (bakery, newsagent, doctor, school) and at the foot of the 'île verte' for nature walks or cycle rides.

The ground floor comprises an entrance hall, a hallway with cupboards leading to a bedroom with shower room and wc, a fitted and equipped kitchen (oven, microwave, induction hob, extractor fan, dishwasher, fridge), a very attractive living room with wood-burning stove and another bedroom.

The first floor comprises two parts: the first part, accessed via a lovely wooden staircase in the living room (under which there is a wine cellar), a study, two bedrooms, a bathroom, wc and two wardrobes. The second part comprises a bedroom. The enclosed grounds of 1185 m<sup>2</sup> are beautifully wooded and include a lovely swimming pool (11m x 5m) heated by a heat pump. There is also a covered area adjoining a garage.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>