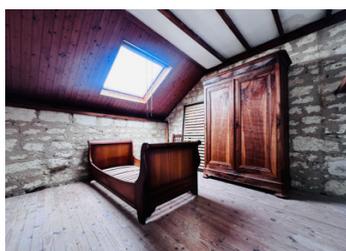
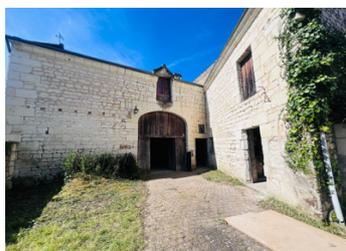


Renovation opportunity in Chinon, a charming traditional tuffeau stone house with outbuildings and cave.



INFORMATION

Town:	Chinon
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	110 m ²
Plot Size:	965 m ²



IN BRIEF

This traditional tuffeau stone property offers so many different renovation possibilities, in a peaceful area of Chinon, and close to the cycle path.

The main house could offer 2 gorgeous bedrooms once renovated, with a partially converted gite (holiday home) at the other end of the courtyard, equally offering 2 bedrooms. Perfect for either letting out, and living in one, or for accommodation dispersed between different buildings; ideal for welcoming family. There is also another outbuilding offering the possibility of a further bedroom/studio, along with a courtyard central to them all, a large workshop and loft space and an impressive original bread oven. Brilliant opportunity for entertaining, hosting, or even working from home.

Chinon is only 3 hours by car from Paris, and from ferry ports. The city of Tours is less than an hour away, with an airport offering..

ENERGY - DPE

DPE not required.

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.



DESCRIPTION

A wooden gate leads to a peaceful courtyard, offering private parking, and a peaceful space central to the various buildings.

The main house-

-Downstairs -

-Entrance hall off of which is a bathroom (2.1mx1,9m2) with shower, sink and WC

Leading through to a bright kitchen/ dining/ living area (7.3m x 4.4m) with an open fireplace, beams, tiled floor, and a door leading out towards the garden.

- Dining room (3.9m x 3.7m), or could be snug/ office, beams, dual aspect windows.

Upstairs-

-Bedroom 1 (6.1m x 6.7m), a large space requiring renovation, with tommette flooring, beams, original stone walls, and a door with stairs leading down into the courtyard under a covered lean-to.

-Bedroom 2 (3.9m x 3.7m) with the same tommette flooring, partially renovated.

-Boiler room is found outside of main house.

Outbuilding 1 -

-Opposite the main house at the other end of the courtyard, is a tuffeau barn, which has been partially converted upstairs.

Downstairs -

-Enormous garage sized wooden doors lead into what is currently a storage space housing the old pressoir (7m x 6.9m), with beams and stone walls, could also be converted.

-Separate door leads into the old bread oven room

-Upstairs-

This has been partially converted into separate accommodation, including;

-large and bright landing area with Velux window (5.3m x 3.8m)

- 2 bedrooms (both 3.5m x 3.2m) with beams and stone walls

-Bathroom (4.8m x 2.7m) with shower, WC and sink, tiled flooring.

There is also a space above the bread oven room,

LOCAL TAXES

Taxe habitation:

EUR

NOTES