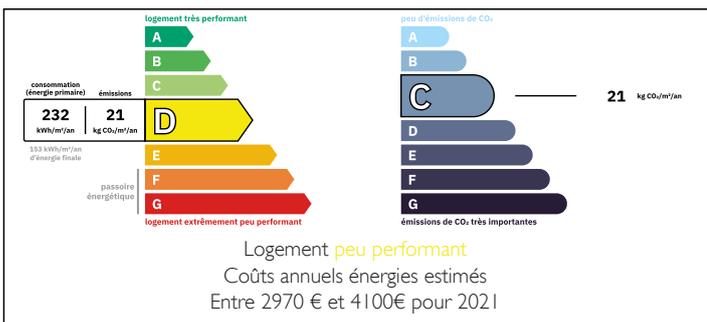


LOIRE VALLEY Generous family home situated close to Langeais, 4 bedrooms, 2 bathrooms, office, huge basement

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cinq-Mars-la-Pile
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	152 m ²
Plot Size:	1979 m ²

IN BRIEF

Come and discover this well maintained, charming house.

Built in 1980 it has a large basement and generous living space over two further floors. The ground floor has two bedrooms and an office, a bathroom and separate WC, a large (40m²) open plan living/dining/kitchen and a generous 20m² conservatory to enjoy the views over the garden. There is also a very sunny south facing terrace all along the façade of the property.

Upstairs are two further very spacious double bedrooms in the eaves; a nursery/study, and a second shower room with WC.

A furnished sale would be desirable.

Cinq Mars la Pile is a lively village just 19km West of Tours situated beside Langeais, one of the better known towns of the Loire Valley for its beautiful medieval chateau dating back 1000 years to Foulque

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

Ground floor :

Original entrance no longer in use, current entrance from terrace into the open plan kitchen / dining / living room, an L-shaped room with a fitted kitchen, wood burning fireplace, two sets of double doors opening to the terrace.

Corridor to further ground floor rooms :

WC, bathroom with shower,

1st double bedroom (3,2m x 3,2m) which has double doors opening to the terrace. 2nd double bedroom (2,4m x 4,3m) which also has double doors opening to the terrace, currently dressed as a study.

Office (2,7m x 3,3m) leading through to the conservatory (3,1m x 6,7m)

First floor :

3rd double bedroom (5,2m x 6,0m at floor level, eaves overhead) four large built in wardrobes, exposed beams, parquet floor;

4th double bedroom (4,1m x 7,4m at floor level, eaves overhead) parquet floor and exposed beams.

In the centre, shower room with WC at storage, small bedroom (ideal nursery or study) 3,7 x 3,3m at floor level, Velux window.

Basement : substantial basement level across the entire footprint of the house, laundry area, garage door, cellar and woodstore.

Technical Spec

Fibre internet

PVC double glazing throughout

Gas central heating ground floor

Electric radiators upstairs and electric hot water tank

Mains drainage

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES