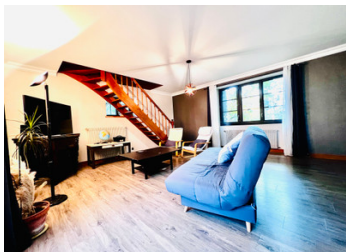


Five bedroom character home in Chinon, with garden and 2000m2 of attached woodland. ****ADVERT BEING UPDATED****



INFORMATION

Town:	Chinon
Department:	Indre-et-Loire
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	3977 m2



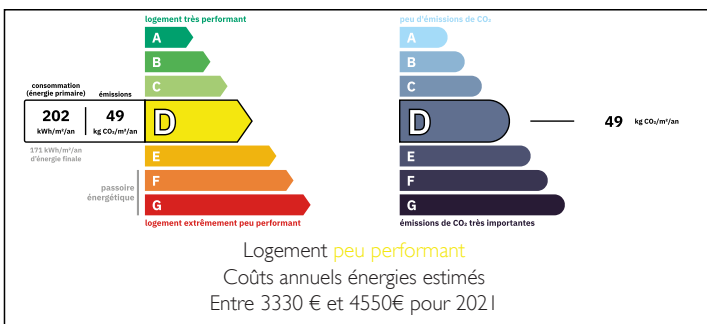
IN BRIEF

If a spacious property within walking distance to all amenities in Chinon is what you're looking for, then look no further! This stone house comes with the possibility of 5 bedrooms (or 4 and an office space), and a real inside-outside living vibe. The terrace overlooks the garden, where one could imagine several areas to relax or dine, perfect for hosting guests. A private woodland adjoins the garden via a gate, and two outbuildings are found within the garden.

Chinon is only a 3 hour drive from Paris and ferry ports. The city of Tours is less than an hour away, with an airport offering flights to the U.K and other destinations, and with a TGV train station with direct links to Paris.

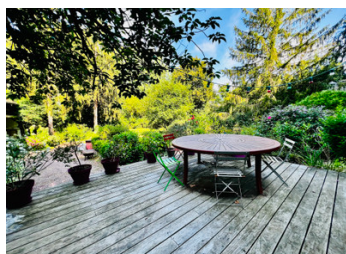
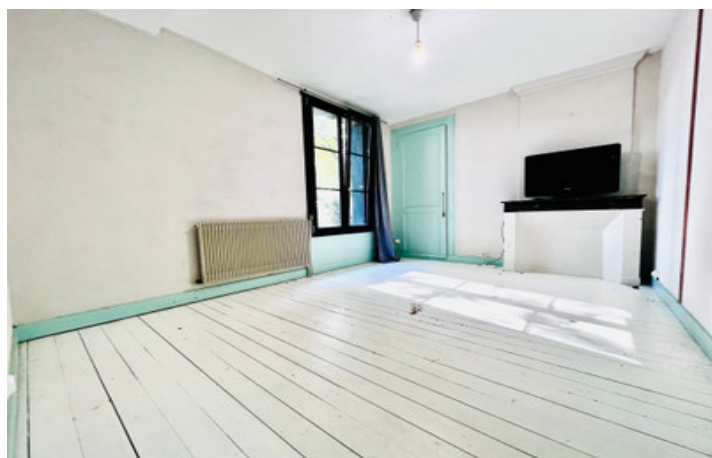
It is one of the gems of the Loire Valley and attracts plenty of tourism, with its...

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 habitation: EUR

NOTES

DESCRIPTION

The house

-Ground floor -

-The front door opens into a light and airy hallway (8.2m x 1.4m)

-Fitted kitchen (3.6m x 4.3m) to the left of the front door, with island, integrated extractor fan, electric hob and oven

-Generous sized living/dining room (5.1m x 6.4m) to the right of front door, opposite kitchen, with French doors leading to the veranda, and staircase leading upstairs.

-Another smaller corridor (5.7m x 0.9m) leads to 2 bedrooms (3.4m x 4.3m) and (3.4m x 3m), the smaller of which could be a perfect home office if only 4 bedrooms were needed.

-Family bathroom (2.5m x 2.8m) is at the end of this corridor, with sink unit, bath and separate WC.

-Veranda/conservatory (6.9m x 3.4m) at end of hallway (also accessible via living room), overlooking decking and garden.

Upstairs

-A landing accesses 3 bedrooms (2.6m x 4.2m), (3m x 4m) and (2.7m x 1.8m), again the smallest of which could become an office if 2 bedrooms were required downstairs.

-shower room (2.3m x 0.9m) with WC, sink and shower.

-Loft hatch - leads to a sizeable attic space, which could be converted, which already has a window.

--Large cave underneath the footprint of the house, houses oil tank, and lots of extra space for storage

Outside

- A decked terrace adjoins the veranda, a perfect place for outside dining

-A spacious garden lies behind the property, with mature trees and plants.

-A gate leads from the road to the gravelled drive/courtyard area

-200m² of woodland belongs to the property,