

## Six bedroom country home with over 450m2 of living space and heated swimming pool near Sepmes

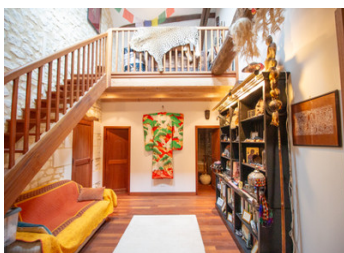


## INFORMATION

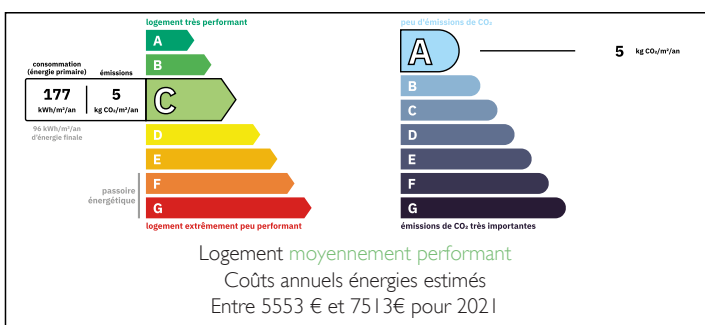
Town:	Sepmes
Department:	Indre-et-Loire
Bed:	6
Bath:	3
Floor:	465 m2
Plot Size:	4651 m2

## IN BRIEF

Offering the peace and tranquillity of the countryside yet still close to amenities, this elegant 19th century country mansion with 465m<sup>2</sup> of living space, sympathetically combines authentic details like tuffeau stone, tomette floors, exposed beams and wood burning stoves with modern styling and comforts, like travertine tiled floors and underfloor heating. There is the potential to create a further 60m<sup>2</sup> of living space.



## 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

Situated at the end of a country lane, surrounded by fields, you enter the driveway of this beautiful property. The garden, which wraps round the side and front, is mostly laid to lawn with flower beds, shrubs and trees and spaces to relax and enjoy the peace and tranquillity. There is a heated saltwater swimming pool (9 x 5), a play area, a vaulted cellar and a well.

You enter the house into a hallway (13.5m<sup>2</sup>) with wood burning stove and staircase to the first floor. To the right, is an office (14m<sup>2</sup>) with window to the garden. To the left, is the fitted kitchen/dining room (34m<sup>2</sup>) with wood burning stove and windows to the garden. Continuing through is a living room (24m<sup>2</sup>) with wood burning stove and window and door to the garden and a second, more formal living room (24m<sup>2</sup>) with window to the garden. From the first living room, the wooden staircase leads to the first floor landing. Under the stairs is a WC (1m<sup>2</sup>) and there is also a doorway which gives access to the large laundry/storeroom (26m<sup>2</sup>). There is a doorway back to the entrance hall from this room.

Taking the staircase from the hall, you arrive in bedroom 1 (16m<sup>2</sup>) which is open over the office. Continuing through, there is an inner hall (16m<sup>2</sup>), dressing room (4m<sup>2</sup>) and bathroom (7m<sup>2</sup>) with bath, sink and WC. A staircase leads up to bedroom 2 (11m<sup>2</sup>) on a mezzanine. A door...