

## Three bedroom longère in Luzé



## INFORMATION

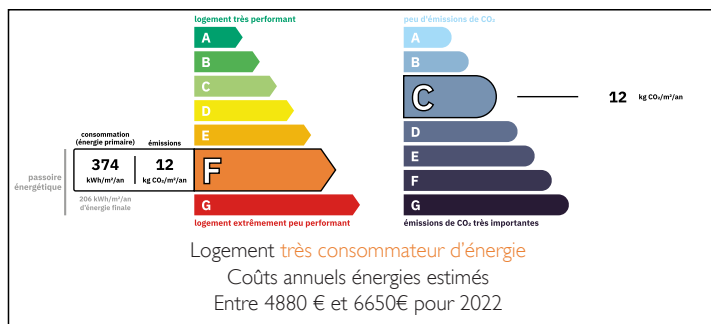
Town:	Luzé
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	202 m2
Plot Size:	1130 m2

## IN BRIEF

In the heart of the village of Luzé, this longère has three reception rooms and three bedrooms, an outbuilding and, as well as a courtyard garden, a rear garden.

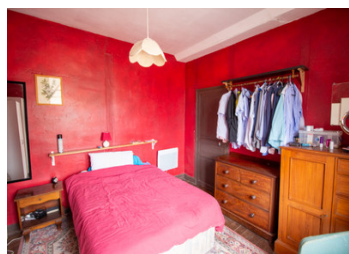


## ENERGY - DPE



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.



## DESCRIPTION

Entering the courtyard garden, the property is to your right. You go directly into the living room (21m<sup>2</sup>) with working fireplace. To the right, is a room used as a dining room (22m<sup>2</sup>) with window to the courtyard garden and doors to the side of the property. To the left of the living room is a kitchen/dining room (35m<sup>2</sup>) with wood burning stove and window and door to the courtyard garden. Continuing through, is a second living room (25m<sup>2</sup>) with feature fireplace, currently closed. A staircase from the kitchen leads to a large landing (25m<sup>2</sup>) which could be used as an occasional bedroom, office or reading space, a bathroom (4m<sup>2</sup>) with bath, washbasin and WC and a bedroom (23.5m<sup>2</sup>). A second staircase from the dining room leads to a landing (3m<sup>2</sup>) and two bedrooms (12m<sup>2</sup> and 27m<sup>2</sup>). The smaller has an en-suite shower room (5m<sup>2</sup>) with shower, washbasin and WC which can also be accessed from the larger bedroom. There is also an outbuilding comprising a stable (13.5m<sup>2</sup>) used to store wood, a workshop (12m<sup>2</sup>) and a laundry room (12m<sup>2</sup>) with WC with two convertible attics above. A passageway through the outbuilding leads to the rear garden, where there is a terrace.

Just 10km from Richelieu and 30km from Chinon, the property sits in the heart of the village of Luzé and is close to some of the famous Loire Valley châteaux. Futuroscope with its 3D and 4D rides is just 40 minutes away....

## LOCAL TAXES

**Taxe foncière: 380 EUR**

**Taxe habitation: EUR**

## NOTES