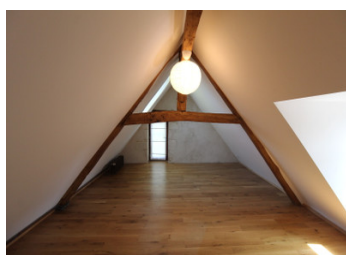


Beautiful 3 bed longere with land and outbuildings



INFORMATION

Town:	Charnizay
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	104 m2
Plot Size:	17400 m2

IN BRIEF

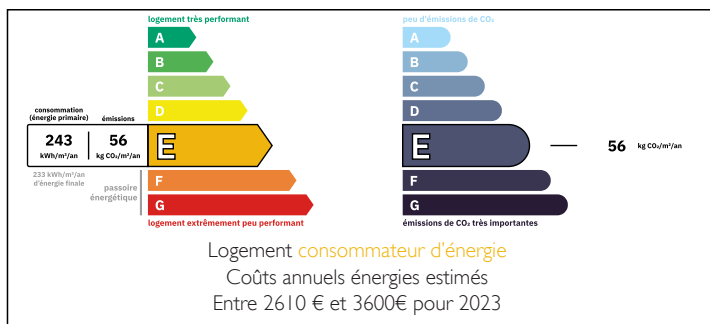
Beautiful 3 bed longere including on the ground floor : fitted kitchen (14m²), dining room/living room (31m²), shower room with toilet and bedroom (20m²).

First floor: 2 bedrooms (12m² and 11m²) and bathroom with toilet.

Outside: barn, outbuilding, boiler room, garden, and land.

Recent individual fosse that meets current standards.
Oil-fired central heating.
Roof and insulation redone.
Double glazing.

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

This beautiful 3 bed longere comes with 2 barns, a cottage style garden and enough land for a horse or 2, should you wish.

It has a ground floor bedroom with access to a walk-in shower room both having exposed wooden beams. Also on the ground floor there is a fully equipped kitchen with exposed beams and a wooden staircase at one end and a large living/dining room with a feature stone fireplace with a wood burner and exposed wooden beams as well as a stone niche with a display cabinet.

The 1st floor has 2 bedrooms, one with hand made floor tiles and both with exposed wooden A-frames and also a family bathroom.

The property has recently been renovated, including the roof, insulation etc. and is fully double glazed.

The property sits in a quiet hamlet close to a village which has a weekly visit from a van selling local produce and a baguette dispensing machine.

The nearest large village which has all of the amenities one would expect including a supermarket, bars, restaurants, bank and a bakery etc. is Preuilly sur Claise at around 5mins.

The house is located in sud-Touraine and is within easy reach of the Loire Valley chateaux, the nearest of which is Azay-le-Ferron which also hosts La Haute Touche (the largest safari park in France!) at only 10km and less than 1/2hr from the Royal City of Loches where Joan of Arc met with the King of France....

LOCAL TAXES

Taxe habitation: EUR

NOTES