

Quirky character house, 2/3 beds, heated pool, quiet lane in a small hamlet, nr Loches 37



## INFORMATION

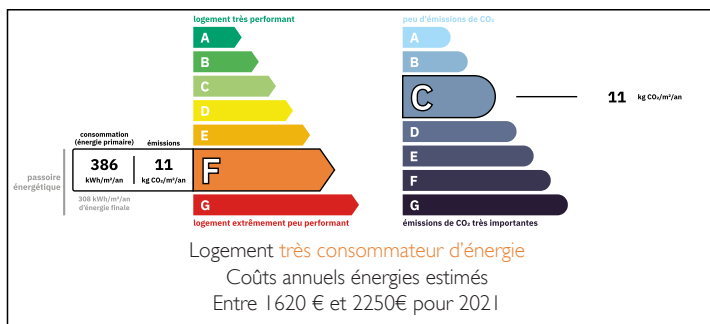
Town:	Saint-Hippolyte
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	114 m2
Plot Size:	1296 m2

## IN BRIEF

Discover this magnificent 114 m<sup>2</sup> character house in the heart of a peaceful hamlet, just 18 km from Loches and 5 km from the charming village of Saint Hippolyte.

Only 64 km from Tours, it's easily accessible by TGV and close to the airport, served by Ryanair. This property combines tranquillity with modern amenities.

## 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 foncière: 623 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The house has 2 or 3 bedrooms, ideal for families or guests. You'll love the warm atmosphere and carefully renovated interior, combining old-world charm with modern comforts.

In the kitchen/dining room, there is a beautiful open stone fireplace, and next to it an old wood burning stove, which also efficiently heats the room. In the living room, there is a good wood-burning stove, which heats this room and the two bedrooms.

At the other end of the house is a bathroom with lots of character and plenty of light. Next to that is a bedroom/study with mezzanine.

Outside, enjoy the perfectly manicured lawned garden, perfect for relaxing or summer barbecues. The heated swimming pool promises fun and relaxation, while the summer kitchen allows you to prepare delicious meals al fresco.

Although the house does not have central heating, it offers a pleasant and relaxing environment, ideal for those seeking a peaceful retreat.

Don't miss this unique opportunity to acquire a property full of character, where life is good.

Please note:

There is a garage in the courtyard, and another to be finished with separate access  
Double-glazed and single glazed windows  
No central heating system  
Unusual layout

Room details:

Kitchen/dining room with open fireplace 5.7 x 5.8 - 33m<sup>2</sup>

Living room with wood burner 5.5 x 4.2 - 23m<sup>2</sup>

Stairs to bedroom 1: 2.6 x 2.9 - 8m<sup>2</sup> (at height of 1.8m, floor area larger)