

Lovely 18th century 4 bedroom, 3 bathroom property with annexe, outbuildings and swimming pool near Maillé.



INFORMATION

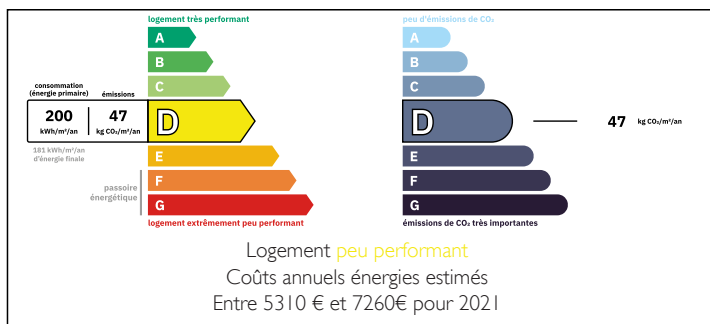
Town:	Maillé
Department:	Indre-et-Loire
Bed:	4
Bath:	3
Floor:	262 m2
Plot Size:	4220 m2

IN BRIEF

Step through the gates and discover this deceptively spacious property dating from around 1750 which offers generous living space and retains some original features. It benefits from an annexe, two large barns and swimming pool, all set in enclosed grounds.



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: 968 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering the hall (12m²), a door to the left leads to a living room (26m²) with fireplace and wood-burning stove with window to the courtyard. To the right, is a living/dining room (32m²) with fireplace and pellet burning stove with window to the courtyard. A door leads to the fitted kitchen (12m²) with door and window to the rear terrace. At the end of the hall, is a bedroom (13m²), a shower room (8m²) with shower, sink and cupboards and a space for a washing machine. There is a separate WC. Taking the wooden staircase to the large first floor landing (22m²), to the rear, is a room (14m²) which could be used as an office, bedroom or dressing room, a shower room (7m²) with shower, sink and bidet and a separate WC (2m²). Off the landing are two bedrooms (18m² and 30m²), the larger of which has a bathroom (16m²) with feature sunken bath, double sinks and WC.

To the south-west, and attached to the property, up some stone steps, is an annexe comprising a room (14m²) with mezzanine which the vendors have used as an artist studio. Continuing through, is a second room (16m²) and then a conservatory (18m²) which opens to the garden. Below the two rooms, at ground level, is a room (14m²) used as a gym by the owners and a bread oven (15m²). This space can be locked or link back to the main house up a staircase...