

Charming and quirky 18th century one bedroom property with courtyard and large cave in Faye la Vineuse



INFORMATION

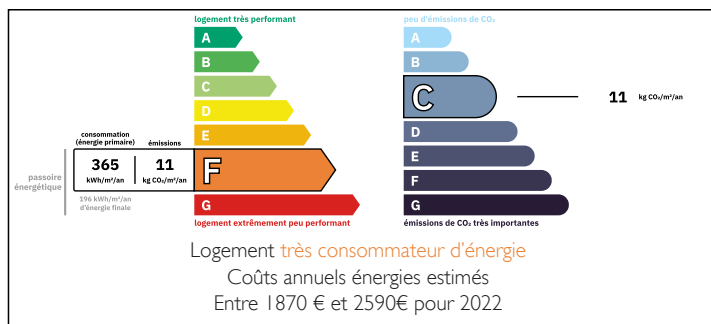
Town:	Faye-la-Vineuse
Department:	Indre-et-Loire
Bed:	1
Bath:	1
Floor:	76 m ²
Plot Size:	88 m ²

IN BRIEF

Located 7 km from the beautiful historic walled town of Richelieu, with its weekly market, shops, bars, restaurants, banks, post office, cinema and medical centre, this gem of a property is a perfect pied-à-terre combining old and contemporary materials, offering a cosy environment and haven of peace in the heart of the pretty medieval village of Faye-la-Vineuse. It has a sunny terrace and has an extra surprise in store for you with its 40 m² cellar hewn out of the rock.



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

Entering into the entrance hall (4m²), to the right is the living / dining room (20m²) with insert fireplace. You pass through a hallway (3m²) with patio doors to the courtyard to the fitted kitchen (9m²). A doorway from the hallway takes you down to the cave. Back in the entrance hall, is the shower room (4.5 m²) with shower, washbasin and toilet. A staircase leads to the first floor and directly to the living room (28 m²). The bedroom (10m²) is reached across a walkway with built-in cupboards, which is open to the hallway below. Outside, the enclosed paved courtyard is a low maintenance space to enjoy on warm, sunny days.

Faye la Vineuse is a lovely medieval village with a lively and creative community. It is situated 7km from the beautiful historic walled town of Richelieu, with its weekly market, shops, bars, restaurants, banks, post office, cinema and medical centre. There is easy access from the ferry ports at Caen Ouistreham (approx. 3 hours) and Le Havre (approx 4 hours.) Poitiers and Tours airports are both less than an hour away and serviced all year round by Ryanair to London Stansted; The TGV high speed train services from Paris stops at Tours, Châtellerault and Poitiers. Close to the A10/A85.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>