

## Characterful 18th-Century one-bedroom property with courtyard and impressive cave in Faye-la-Vineuse



## INFORMATION

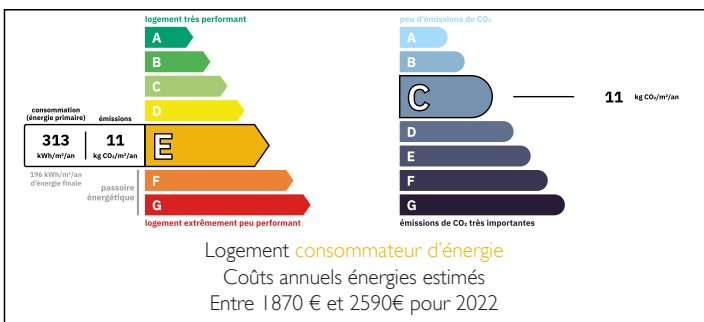
Town:	Faye-la-Vineuse
Department:	Indre-et-Loire
Bed:	1
Bath:	1
Floor:	76 m <sup>2</sup>
Plot Size:	88 m <sup>2</sup>



## IN BRIEF

In the heart of the picturesque medieval village of Faye-la-Vineuse, this one-bedroom property beautifully combines historic character with contemporary comforts. Just 7 km from the enchanting walled town of Richelieu—with its weekly market, shops, bars, restaurants, cinema, banks, post office, and medical centre—this home offers a peaceful retreat and an ideal pied-à-terre in the Loire Valley.

## 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

The property welcomes you through an entrance hall (4 m<sup>2</sup>) leading to a cosy living / dining room (20 m<sup>2</sup>) with an insert fireplace. From here, a hallway (3 m<sup>2</sup>) with patio doors opens to the courtyard and provides access to the fully fitted kitchen (9 m<sup>2</sup>). A doorway from the hallway leads down to the exceptional cave. The ground floor also features a shower room (4.5 m<sup>2</sup>) with shower, washbasin, and toilet.

Upstairs, a bright living area (28 m<sup>2</sup>) leads to the bedroom (10 m<sup>2</sup>) via a walkway with built-in storage, overlooking the hallway below.

The enclosed, paved courtyard provides a low-maintenance outdoor space to relax and soak up the sun, while a unique surprise awaits below: a 40 m<sup>2</sup> cave hewn from the rock, provides additional entertainment space or perfect for wine lovers or extra storage.

Faye-la-Vineuse is a lively village with a creative community, offering a tranquil yet friendly environment. Excellent transport links make this property easily accessible: the ferry ports at Caen Ouistreham (approx. 3 hours) and Le Havre (approx. 4 hours), Poitiers and Tours airports (less than an hour away, with year-round Ryanair flights to London Stansted), and TGV high-speed trains from Paris via Tours, Châtelleraut, and Poitiers. The A10 and A85 motorways are also nearby.

\*\*Measurements are approximate and not contractual.\*\*

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

## NOTES