

2 houses with 4 bedrooms located in a peaceful village, with a courtyard, garage and separate plot of land.

EXCLUSIVE



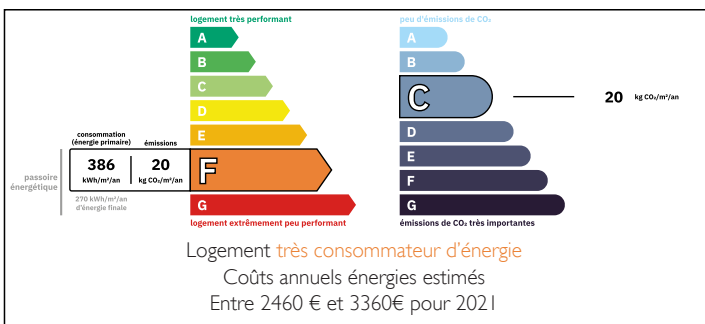
INFORMATION

Town:	Marcilly-sur-Maulne
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	101 m ²
Plot Size:	525 m ²

IN BRIEF

Set in the heart of a village, with a popular second French renaissance chateau (open to visitors during the summer months), these much loved 1 & 3 bedroom properties offer an ideal opportunity to create a B&B business or a low maintenance lock up and leave family holiday home.

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

You enter the courtyard through a secure gate and to your right you will find the first property with an open plan kitchen dining room (18.5m²), bathroom (5.3m²) and a comfortable living room (13.5m²) with a staircase that allows access to a large spacious bedroom (32m²) on the first floor.

Across the courtyard you will find the second 3 bedroom property that includes a spacious living room (18.5m²) and a bedroom with wash facilities (18m²) on the ground floor. On the first floor there are a further 2 bedrooms (8m² & 12m²) and a bathroom (2.8m²). The properties could also be connected with the construction of a small conservatory, subject to permissions.

The two properties benefit from gas fired boilers for the hot water and electric heating, a separate external toilet, storeroom and a garage that can accommodate a family car. There is also a large parcel of land (525m²), located approximately 250m from the property that is close to the picturesque river Maulne.

The property is located close to the towns of Noyant and Le lude with their weekly markets and large commercial sectors. The city of Tours is 45 minutes away with its airport and Direct TGV train service to Paris.

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

LOCAL TAXES

Taxe foncière: 572 EUR

Taxe habitation: EUR

NOTES