

Two three bedroom furnished gîtes with swimming pool near Marcilly-sur-Vienne



INFORMATION

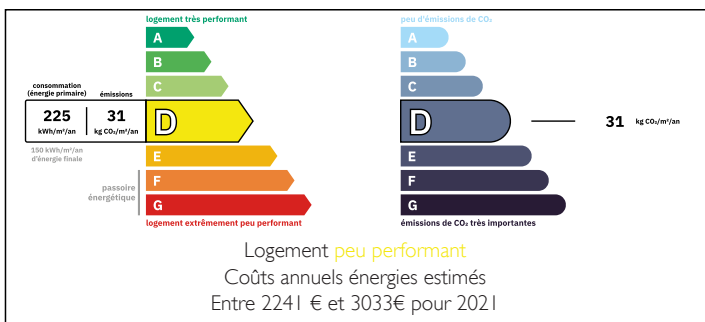
Town:	Marcilly-sur-Vienne
Department:	Indre-et-Loire
Bed:	6
Bath:	3
Floor:	186 m2
Plot Size:	4690 m2

IN BRIEF

In a peaceful hamlet near Marcilly-sur-Vienne, these two, well-appointed, semi-detached gîtes with swimming pool are perfect if you are looking for a lifestyle change, a holiday home to share with friends and family or an investment opportunity. Sold furnished.

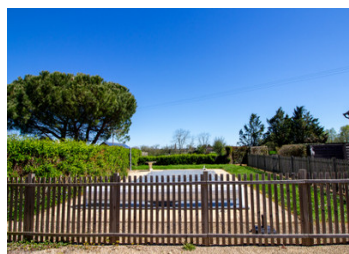


ENERGY - DPE



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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: 1010 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

You enter the first gîte via the courtyard, directly into the fitted kitchen (25m²), off of which is a WC (2m²). Continuing through is the living/dining room (31m²) with double doors out to the courtyard. The staircase leads from this room up to three bedrooms (15m², 12m² and 11m²) and a bathroom (4m²) with bath, sink and WC.

You enter the second gîte via the large, covered terrace directly into the living room (31m²) with patio doors out to the courtyard. To the right is the open-plan fitted kitchen/ dining room (25m²) with patio doors out to a small terrace. Stairs from the living room lead up to a landing (3.5m²) with large cupboard (2m²), off of which is a bedroom (10.5m²) with ensuite bathroom (8m²) with bath, separate shower, sink and WC. There are two further bedrooms (9m² & 11m²) and a shower room (5m²) with shower, sink and WC.

The property was renovated in 2021 and is being sold furnished.

Outside, there is a heated swimming pool (12m x 5m) which is located in the courtyard as well as a garden and land and space for private parking. There is also a barn which could be used as a garage or for storage.

There's so much to do in the area to keep the whole family entertained: fabulous local food and wine, historic châteaux and medieval towns, outdoor pursuits like cycling, equestrian pursuits, fishing and canoing on the river Vienne. The house is less than a...