

Renovated 4 bedroom house with barn, garden, covered terrace and pool located between Richelieu and Chinon



INFORMATION

Town:	Lémeré
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1300 m2

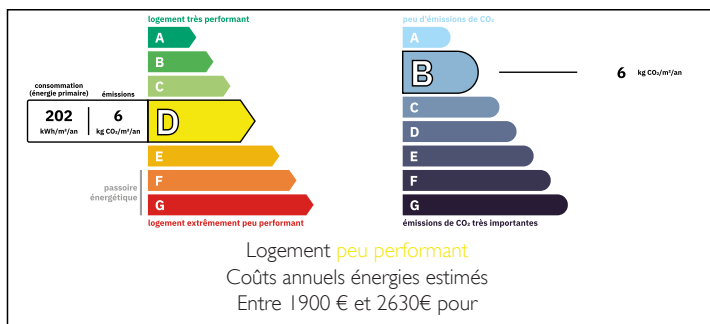
IN BRIEF

Overlooking fields to the rear, this classic stone farmhouse property is well worth a visit! It has been modernised by the current owners, comprising open plan kitchen/diner downstairs and a room layout to accommodate a family or a couple that work from home and would like separate office spaces. The house has four bedrooms, one of which is presently dressed as an office space, and is geared up perfectly for outside living with a summer kitchen and terrace. There is a large stone barn at the front of the property which would make an ideal games room or workshop.

Situated between the towns of Richelieu (9km) and Chinon (13km) both of which offer a range of shops, schools and services. Chinon also has a hospital, and a railway station for direct links to Tours.

Easily accessible from the UK, Tours...

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

Ground floor

Dining room $4,8 \times 5,8 = 27,8\text{m}^2$. Sliding glass doors to rear garden & terrace. Further door to porch and out to front garden.

Dining room is open plan to modern fitted kitchen $3,8 \times 3,0 = 11,4\text{m}^2$

Storage area (with plumbing for laundry) and downstairs toilet

Sitting room $3,1 \times 5,1 = 15,8\text{m}^2$ with window

A further $2,33\text{m}^2$ of cupboard space which could be reintegrated to the sitting room and would create a window to the terrace.

Upstairs

Parental suite : $3,0 \times 6,4 = 19,2\text{m}^2$ comprising shower and vanity unit, large picture window or Juliet balcony.

Bedroom 2 : $3,9 \times 2,5 = 9,75\text{m}^2$ with integrated storage

Bedroom 3 : $3,8 \times 2,5 = 9,5\text{m}^2$ with integrated storage

Bedroom 4 : $2,7 \times 3,2 = 8,6\text{m}^2$ currently used as home office space

Shower room $2,3 \times 1,8 = 4,1\text{m}^2$

Separate WC

Outbuilding

Stone barn currently used as workshop $7,9 \times 5,5 = 43,4\text{m}^2$ plus same space on 1st floor. Electricity installed.

Technical specification :

Heating : Pellet burner and electric

Drainage : individual and certified

Double glazed throughout

Permanent structure above-ground pool

****All measures approximate****

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