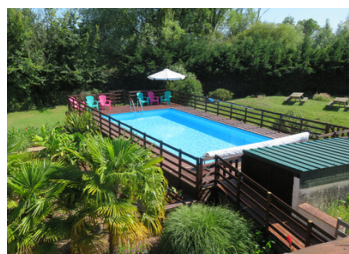


Delightful 3 bed farmhouse with 2 fully operational gites, a pool, numerous outbuildings and a large veg plot



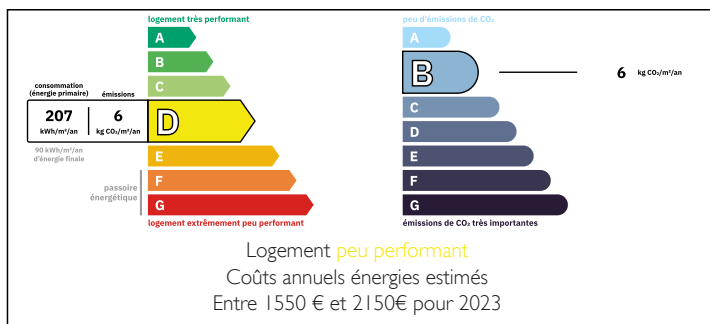
INFORMATION

Town:	Abilly
Department:	Indre-et-Loire
Bed:	10
Bath:	5
Floor:	370 m2
Plot Size:	9892 m2

IN BRIEF

This complex of farmhouse and outbuildings has been transformed to offer 3 bed owners' accommodation with 2 large gites in the longere, one of which meets the requirements for wheelchair users and an above ground pool with a wooden deck surround. The main house has 3 bedrooms and a bathroom. Gite 1 has 4 bedrooms and 2 bathrooms and Gite 2 has 3 bedrooms and 2 bathrooms. The property has ample parking and sits in a quiet hamlet just a short drive from the town of Descartes, the birthplace of the philosopher Descartes, the now eponymous town has a museum dedicated to his memory and has all amenities. It is only 20mins from the A10 motorway and TGV station at Châtellerault, less than an hour from Tours and Poitiers airports and under 4hrs drive from the main western...

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 foncière:	2712 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The main house has a large kitchen/dining room which is also open onto the living room, which has a feature open fireplace.

From the living room, a corridor leads to 2 double bedrooms, one with an office/gym which could be used as a dressing room and also 2 separate wc's.

From the dining room, there is an annex which has the 3rd bedroom, a room in the tower and also a large family bathroom.

Gite 1 has an entrance hall, bedroom, bathroom and an open plan living room with kitchen on the ground floor, all with exposed wooden beams. On the 1st floor, there are 3 bedrooms, all with exposed timber beams and A-frames and a shower room.

Gite 2, suitable for wheelchair users, has an entrance hall, bedroom and shower room and an open plan living room with kitchen and access out onto a patio area on the ground floor, again all with exposed wooden beams. On the 1st floor there is a landing, 2 large bedrooms and a shower room.

The property has ample parking, 2 large barns, numerous outbuildings, a veg plot, a beautiful well established garden and sits on its' own, so no near neighbours, just a short drive from the town of Descartes, the birthplace of the philosopher Descartes.

The now eponymous town has a museum dedicated to his memory and also has all amenities, supermarket, banks etc. It is only 20mins from the A10 motorway and TGV station at...