

Luminous 5-bedroom house with swimming pool and outbuildings near L'île Bouchard



INFORMATION

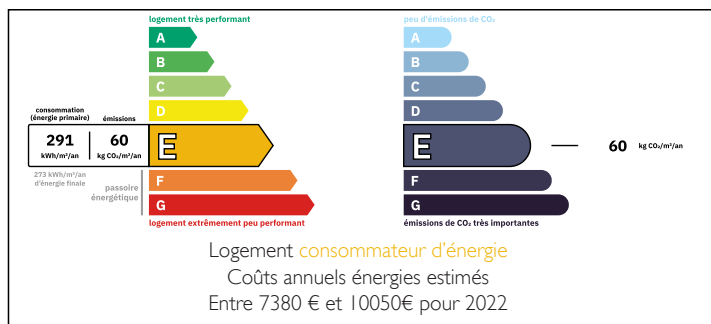
Town:	L'Île-Bouchard
Department:	Indre-et-Loire
Bed:	5
Bath:	2
Floor:	264 m2
Plot Size:	1147 m2

IN BRIEF

Between L'Île Bouchard and Chinon, in the heart of a pretty, peaceful village with its abundant vineyards and its 12th century church, and is located on one of the well-marked cycle routes of the area, this lovely property has plenty of space to enjoy time with family and friends and is perfect both for clients looking for a permanent home or a place for holidays.



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: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering the property, via the side gated entrance, you pass through a courtyard to the courtyard-garden. You enter directly into the hall (10 m²) with tiled floor through double doors. To your left is the dining room/living room (72 m²) which is set on two levels with French doors to both the courtyard-garden and the rear garden, and floods the space with light. There is a fireplace with insert. The fitted kitchen (11 m²) is off the dining room and has a window overlooking the rear garden. A door at the end of the kitchen leads to the laundry/boiler room (8 m²) with door to the rear garden and to a storeroom (17 m²) with door to the courtyard. Back in the hall, to the right, off a corridor (6 m²) is a bedroom (18 m²) overlooking the courtyard-garden and a WC (2 m²) and bathroom (9 m²) with bath, double sink and bidet. At the end of the corridor, the staircase leads up to the first floor. Off a small landing (3 m²) is the first bedroom (20 m²). Up a couple of steps off a corridor (12 m²), are three further bedroom (10,5 m², 13 m² and 9 m²). All the bedrooms overlook the courtyard-garden. At the end is a large room (29 m²) which could be used as a games room, creative space, or additional bedroom. Opposite the bedrooms, there is a shower room (6,5 m²) with shower, bidet and sink...