

Lovely 3-bed Character Home with Gîte Potential in Luzillé, nr Bléré, Loire Valley



INFORMATION

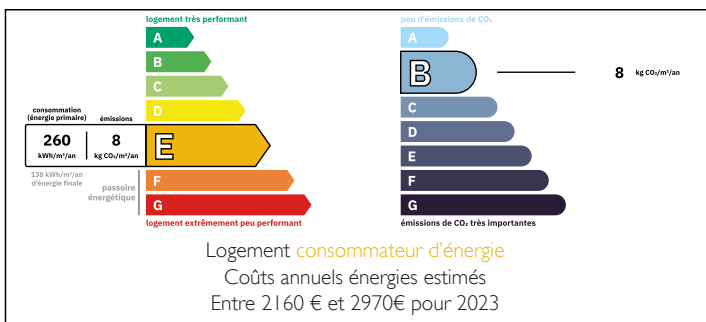
Town:	Bléré
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	153 m2
Plot Size:	1332 m2



IN BRIEF

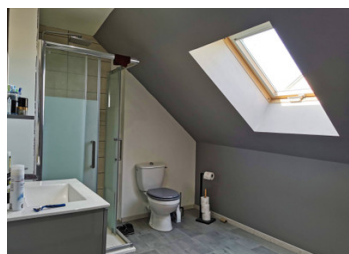
Nestled in the picturesque village of Luzillé, this delightful stone property offers character, tranquillity, and convenience. Just 9 km from the vibrant town of Bléré—with its shops, bars, and restaurants—and within easy reach of the historic city of Loches (17 km) and the cultural hub of Tours (36 km), which offers TGV connections and Ryanair flights, this home is ideally located for both everyday living and holiday escapes.

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

Set on a quiet lane just 1 km from the village centre and its welcoming auberge, the property boasts classic charm with exposed stone walls and wooden beams throughout. The house includes a self-contained section with a living room, bedroom, and shower room—perfect for use as a gîte or guest accommodation—connected to the main residence via an interior door.

The main house features two bedrooms and a shower room upstairs, while the ground floor comprises a spacious kitchen, a dining room with a traditional stone fireplace, a large yet cosy living room with a wood-burning stove, and an additional shower room (in need of completion). Recently renovated, the home offers modern comforts while retaining its original character, with just a few finishing touches left to personalize.

Outside, a barn provides excellent storage or further development potential, and the good-sized plot of land offers the opportunity to create a beautiful garden oasis.

Things to note: electric heating system. *Septic tank replaced in March 2025. *All PVC double-glazed windows and doors replaced 10 years ago. *Roof redone in 2010 approx. *Plumbing and electricity redone in 2014 approx.

LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

NOTES

Main house (habitable surface 119m²) - ground floor:

Living room with wood burner 6x4.3m² - 29m²

Dining room with stone fireplace 5.6x3.8 - 22m²

Kitchen 3.8x3.6 - 14;3m²

W.C.

Shower room to be completed - 6m²

First floor:

Mezzanine 9m² with small office space 4.7m²

Bedroom - 13m²

Bedroom 9.4m² with dressing room 3.5m²

Shower room with W.C.