

Magnificent property in a stunning 15 acre park in Chaveignes.

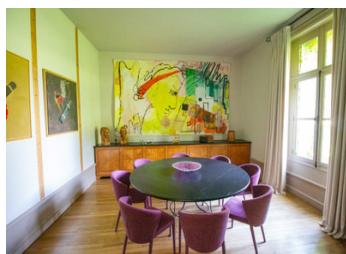


## INFORMATION

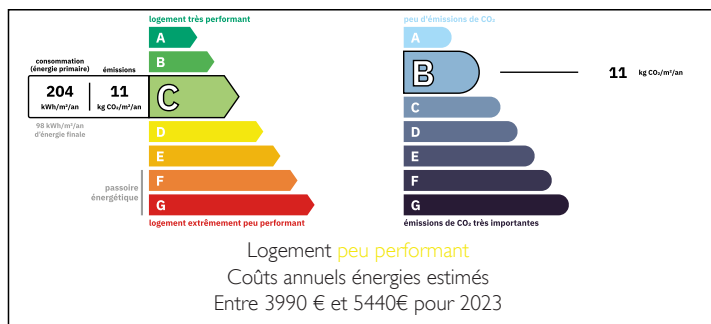
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	9
Bath:	8
Floor:	0 m2
Plot Size:	0 m2

## IN BRIEF

Rare opportunity to purchase this wonderful property, set in magnificent grounds of around 15 acres, comprising a gorgeous 4-bedroom home, a large second house to finish, numerous outbuildings and swimming pool is located in Chaveignes but with private access directly into the historic walled town of Richelieu.



## 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

The main house (265m<sup>2</sup>) dating from 1860 was once a forester's house. Crossing over the raised west-facing terrace, you enter the hall (20m<sup>2</sup>). To the left is the living room (42m<sup>2</sup>) and to the right is the dining room (22m<sup>2</sup>). Off the hall, to the rear, is the fitted kitchen (16m<sup>2</sup>) and under the staircase is a WC (2m<sup>2</sup>). The beautiful wooden staircase leads to the first floor landing. From the hallway, to your left, is a bedroom (16.5m<sup>2</sup>) with views out to the rear of the property. To the right, is a bedroom (22.5m<sup>2</sup>) with ensuite shower room (5m<sup>2</sup>) with shower and sink. At the end of the hall is a third bedroom (22.5m<sup>2</sup>) with ensuite shower room (2.5m<sup>2</sup>) with shower and sink. This shower room has a door out to the hall so it can be used by the first bedroom. There is also a WC (1m<sup>2</sup>) accessed from the hall which services all the bedrooms. Continuing up the staircase to the second floor, off a landing, you find the master bedroom suite. There is a bedroom (53m<sup>2</sup>), bathroom (21m<sup>2</sup>) with bath, shower, sink and WC and a separate dressing room (13m<sup>2</sup>). Below the property is a utility room (21m<sup>2</sup>) housing the water/water heat pump and gas boiler and also a two room vaulted cellar (16m<sup>2</sup> & 14m<sup>2</sup>).

Behind the main house is a double garage (50m<sup>2</sup>).

Adjoining the double garage is a studio. On the ground floor is a bedroom...