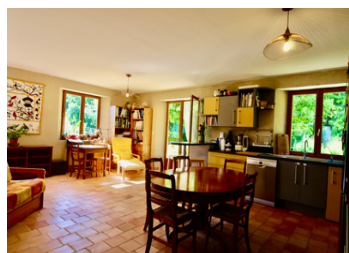


Loire Valley : An amazing eco-house with attached independent annexe and superb views 30 minutes from Tours!



## INFORMATION

Town:	Villaines-les-Rochers
Department:	Indre-et-Loire
Bed:	6
Bath:	2
Floor:	212 m2
Plot Size:	7642 m2

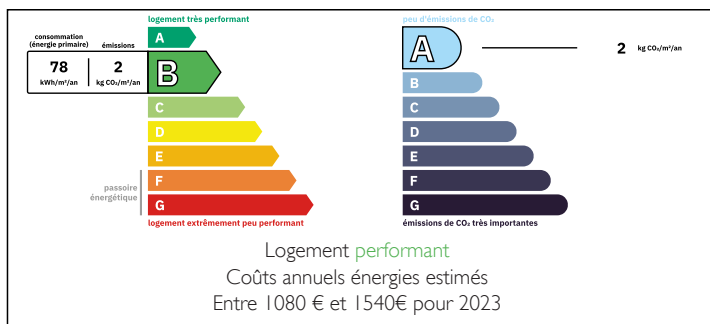
## IN BRIEF

This house would be ideal for someone who wants to offer gite holiday stays or for a multi generational family allowing two independent homes linked to each other by a common entrance.

The village offers some local shops and services, nursery and junior school in walking distance, but it's just 8 minutes' drive to Azay le Rideau where you will find shops, restaurants and two large supermarkets.

Its ecological criteria are impressive : built with a wooden structure stuffed with hay bales and rendered, it has a full run of solar panel on the south facing roof linked to a panel of batteries and has the potential to be entirely self sufficient in electricity; it has a reed bed filtration system for grey water, and uses composting toilets. The heating is provided by a pellet burner in one of...

## 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: 1400 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Entrance Hall (3,8m x 3,5m = 13,8m<sup>2</sup>) wooden structure linking the two houses, glass doors to side garden area

Main house ground floor : Sitting/dining/kitchen (8m x 7m = 57m<sup>2</sup>) two sets of glass double doors to the garden, two windows, tiled floor, fitted kitchen in one corner, imposing wood burning stove. Two ground floor bedrooms (11,8m<sup>2</sup> and 10,3m<sup>2</sup>) each with windows, bathroom (5,2m<sup>2</sup>) with bath, basin; laundry room; toilet.

Stairs from the sitting room to the first floor where there are two loft style bedrooms with sloping ceilings (19m<sup>2</sup> and 24m<sup>2</sup> at floor level) and a good storage area on the landing.

Second house, all rooms are ground floor

Two bedrooms, (13,1m<sup>2</sup> each, with windows), toilet, shower room with shower unit and basin; reception room with fitted kitchen and double glass doors to the West facing side of the property (5,2 x 4,3 = 22,7m<sup>2</sup> some of this room is currently separated off as a workshop) plus a further technical room housing the batteries and control panel for the solar energy.

Outside is a large plot sloping towards the forest offering beautiful views, a garden cabin, hen house, vegetable garden, lots of fruit trees and a pond.

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