

Beautifully Renovated 3-bed Character Home with Pool and Panoramic Views, nr Loches, Loire Valley 37

EXCLUSIVE



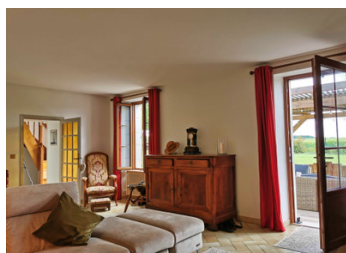
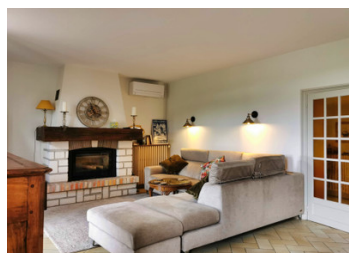
INFORMATION

Town:	Loches
Department:	Indre-et-Loire
Bed:	3
Bath:	3
Floor:	96 m2
Plot Size:	2286 m2

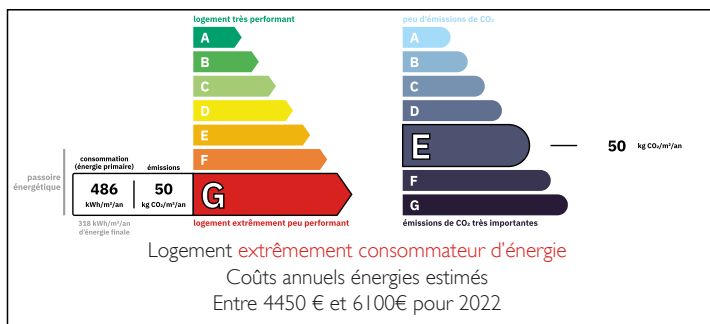
IN BRIEF

Set in a tranquil hamlet just 2km from the charming village of St Hippolyte and close to the historic town of Loches (14km), this beautifully renovated character home offers the perfect blend of rustic elegance and modern comfort—right in the heart of the Loire Valley.

The city of Tours with TGV links and airport, serviced by Ryanair, is just 64km from the property. There is also another airport 55km away at Châteauroux.

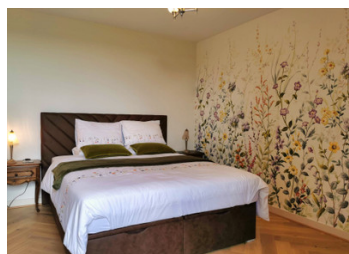


ENERGY - DPE



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

The property features three bedrooms, including a ground-floor bedroom and a shower room, ideal for guests or single-level living. A light-filled conservatory adds extra living space, creating a seamless connection between indoors and out.

Renovated to a high standard over the past three years, the home is surrounded by a gorgeous landscaped garden with an English-style lawn, a heated swimming pool, and a sunny terrace with a slatted roof providing shade if needed —perfect for outdoor dining and entertaining.

Take in breathtaking, uninterrupted views over the rolling countryside and enjoy true peace and privacy. The property also boasts an enormous adjoining barn, full of potential for conversion into additional living space, a workshop, or studio.

Ideally located in the Loire Valley, known for its vineyards, châteaux, and natural beauty, this is a rare opportunity to embrace a relaxed, outdoor lifestyle while remaining close to local amenities and village charm.

Please note: The DPE classing of G is because there is an oil fired boiler on site. It is disconnected and not used - but because it has not been removed, this has affected the DPE rating. If removed, the DPE would be class E.

Ground floor :

Living room with fireplace/wood burner 4.3x6.3 – 27.5m²

Dining room 4x2.4 – 9.8m²

Kitchen 2.4x2 – 5m²

Conservatory 3x5 – 15m²

Entrance hall

Shower room

W.C.

Bedroom 3.9x3 – 11.8m²

LOCAL TAXES

Taxe foncière: 629 EUR

Taxe habitation: EUR

NOTES