

## LOIRE VALLEY Attractive 4 bedroom stone house with swimming pool located between Chinon and Ile Bouchard



### INFORMATION

Town:	Tavant
Department:	Indre-et-Loire
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	2146 m2



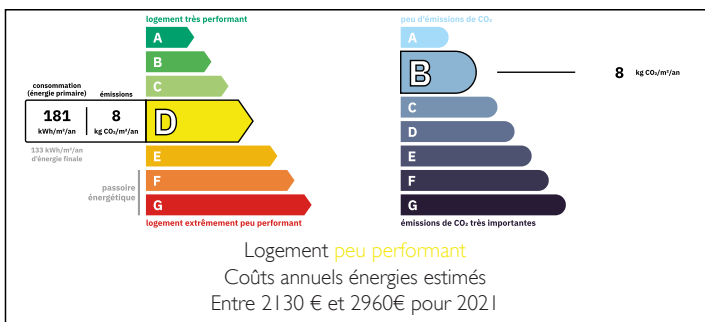
### IN BRIEF

Located just 4 mins' drive from Ile Bouchard this house could be either a full-time home or a holiday home. The local town has lots of shops and services including restaurants , independent shops and a hypermarket. It is near to Panzoult, Cravant Les Coteaux and Chinon, small towns well reputed for their vineyards, local markets and antique markets, and plenty of other tourist attractions are available in the area.

The property is currently rented as a holiday let, it has four bedrooms (including one on the ground floor) and three bathrooms, and a large reception room with kitchen, suitable for family gatherings. The house is nicely presented and doesn't require any immediate work. There is a substantial sized (two room) loft space which could be transformed if desired, however.

Outside, the space is divided into two area : a...

### ENERGY - DPE



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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

### Ground floor

Entering from the courtyard directly into a spacious living / dining room (  $6,1 \times 5,7 = 35,6 \text{ m}^2$  ) which is open-plan to a fitted kitchen (  $4,3 \times 4,3 = 10,1 \text{ m}^2$  ) . To the left of the kitchen, with a further door opening onto the courtyard, is a large hallway (  $2,8 \times 3,0 = 8,6 \text{ m}^2$  ) with WC , a shower room (  $2,3 \times 3,3 = 7,7 \text{ m}^2$  ) with hot water tank and washing machine, and a second shower room with WC (  $1,7 \times 2,1 = 3,6 \text{ m}^2$  )

In the left wing of the ground floor is a living room (  $4,3 \times 4,3 = 18,7 \text{ m}^2$  ) with wood-burning stove, and the first of four double bedrooms (  $4,1 \times 4,2 = 17,7 \text{ m}^2$  ) .

The staircase leads up from the reception room to the second floor. To the right is a hallway (  $2,0 \times 2,9 = 5,9 \text{ m}^2$  ) leading to two double bedrooms (  $2,5 \times 5,6 = 14,6 \text{ m}^2$  and  $2,8 \times 4,2 = 12,2 \text{ m}^2$  )

Behind the staircase is a children's corner or home office space (  $6,5 \times 2,2 = 15,0 \text{ m}^2$  ) with sofa.

To the right of the stairs is a master suite (  $4,5 \times 4,7 = 21,8 \text{ m}^2$  ) with en-suite shower room (  $1,4 \times 2,7 = 3,9 \text{ m}^2$  ) and WC. This room provides access to the two...