

Three bedroom, two-bathroom house with an enclosed garden and surrounding land near Braslou. Sold furnished.

EXCLUSIVE



INFORMATION

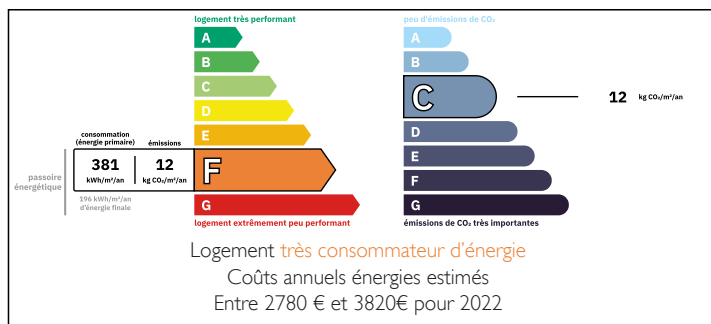
Town:	Braslou
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	1320 m2

IN BRIEF

In a peaceful hamlet location with views over the countryside, this three bedroom, two bathroom property has an enclosed garden as well as adjoining land. The property is around 10 minutes from Richelieu. It would make an ideal lock-up-and-leave holiday home.



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

From the enclosed garden you enter the property directly into the living room (29m²) with wood-burning stove, to your left is the fitted and equipped kitchen (14m²) with doors out to the garden. Continuing through, is a utility room (6m²), a shower room (6m²) with shower, washbasin and toilet and a room (19m²) used as a dining room or occasional bedroom. This room also has patio doors. The staircase leads off the living room to a landing (5m²) off of which are three bedroom (all around 9m²), a bathroom (6m²) with bath, shower, washbasin and toilet and a separate WC (1m²).

Outside, the garden is enclosed. There is also a covered terrace and a small outbuilding, perfect for storage or for use as a workshop. The property benefits from adjoining land to both sides and the rear.

The village of Braslou is a few minutes away. It has a restaurant and hosts an annual asparagus market. The historic walled town of Richelieu with its covered market, beautiful park and amenities is just 10 minutes away. The house is in the perfect location for exploring many of the famous Loire Valley châteaux and vineyards. The property is just over 3 hours by car from the ferry port at Caen Ouistreham. It is 45 minutes from Poitiers and Tours airports which are serviced by Ryanair from London Stansted. The TGV takes you to Paris from Tours (45 minutes away) in just an hour and from Chatellerault (20...

LOCAL TAXES

Taxe habitation: EUR

NOTES