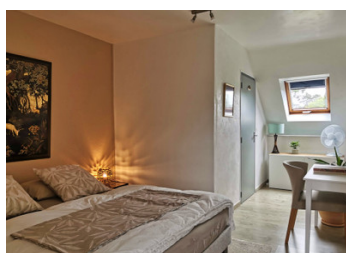


## Stylish 3-bed Character Home with 1-bed Gîte Near Centre of Chabris, Outbuildings & Large Garden. Loire Valley

EXCLUSIVE



## INFORMATION

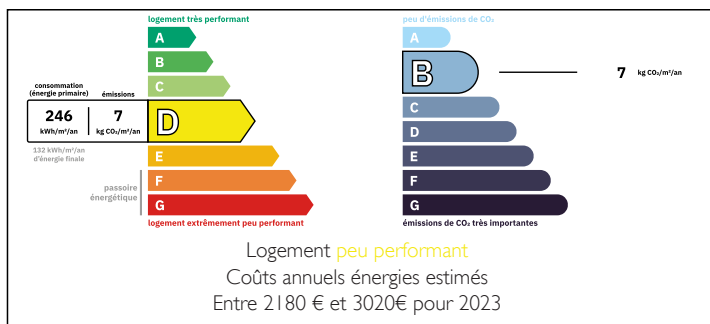
Town:	Chabris
Department:	Indre
Bed:	4
Bath:	3
Floor:	212 m2
Plot Size:	2755 m2

## IN BRIEF

Beautiful 3-bed character property near the centre of Chabris. With a 1-bed gîte suitable for holiday rental or family use. The outbuildings and large attic space offer development potential for further living space.

The local amenities and main line train station of Chabris are just 450m away. The airport of Châteauroux is 50km from the property, and the city of Tours with airport and TGV links is 84km / 1 hours drive away.

## 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

Located just a short walk from the heart of Chabris, this beautifully presented character property offers a rare opportunity to own a stylishly decorated home with additional income potential. Set around a gravelled courtyard, the property comprises a spacious 3-bedroom main house and a separate 1-bedroom gîte, perfect for guests, holiday rentals, or multi-generational living.

The main house has been tastefully renovated, blending traditional charm with modern comforts. French doors from both the living room and kitchen open onto a generous rear terrace—ideal for al fresco dining and entertaining—overlooking a large garden laid to lawn, offering plenty of space for family enjoyment or further landscaping.

The attached gîte features a bright and airy kitchen/diner, a large living room, and a well-sized bedroom. While it would benefit from some updating, it offers excellent potential either as a holiday let or private accommodation.

Additional outbuildings provide scope for further development, subject to planning, making this property a versatile choice for those seeking a permanent residence, a holiday retreat, or a rental investment. The current owner successfully lets the main house to paying guests, highlighting the property's ongoing rental appeal.

Don't miss this unique opportunity to enjoy the charm of the Loire Valley with all the convenience of town living!

Please note:

- Possibility of selling an 865m<sup>2</sup> plot of garden land that has already been surveyed and registered with the authorities.
- Possibility of building a veranda on the terrace (buildable area): the average processing time for the application is 4 months.
- New...

## LOCAL TAXES

**Taxe foncière:** 2062 EUR

**Taxe habitation:** EUR

## NOTES