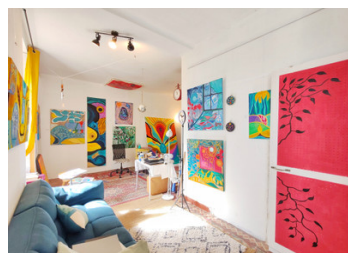
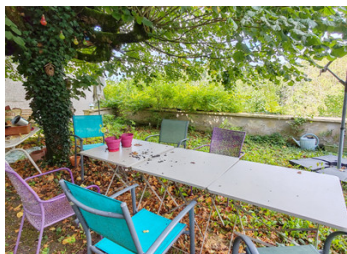


3 bed artist's house on over 5 acres, - with art studio, home work space or additional living area & parking



## INFORMATION

Town:	Betz-le-Château
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	147 m2
Plot Size:	2250 m2

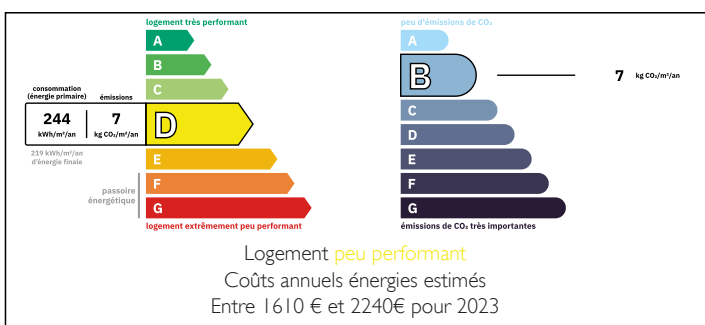


## IN BRIEF

This artist's house in Betz-le-Château features two front doors - one to the main 3-bed house, one to the space currently used as an art studio. This studio is still part of the house and could easily be used as extra living space instead but the separate entrance and parking area to the front make it ideal to continue as a studio or any other home-based business where you would like to receive clients outside of your private space. It also has it's own sink and separate eco-toilet (there is plumbing in place to easily reinstall a "normal" toilet if sawdust isn't your thing).

The main part of the house, which was once the village post office, has a kitchen with door to a terrace with steps down to the garden, a living room, and up the hand-painted stairs,...

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Private parking in front of the house.

Entrance on the left leading to the double-aspect studio (31m<sup>2</sup>) with sink and eco toilet (1.6m<sup>2</sup>) - plumbing is in place to install a 'normal' toilet if you wish.

A hallway connects this studio to the second entrance (5.3m<sup>2</sup>), which in turn leads to the kitchen (10.5m<sup>2</sup>) and the living room (17m<sup>2</sup>). Another space at the bottom of the stairs (5m<sup>2</sup>) could be opened up to the main entrance.

Upstairs, a wide corridor, well lit by three windows at the front, leads to three bedrooms (13m<sup>2</sup>, 15.5m<sup>2</sup> and 14.7m<sup>2</sup>), a large bathroom (11m<sup>2</sup>) and a WC (1.6m<sup>2</sup>).

Beyond another door, the staircase continues up to the convertible attic.

Behind the house (access via either the kitchen or a passage to the side of the property) is a first level of garden just below the kitchen, dominated by a magnificent lime tree, with some small outbuildings, then a slope down to where the land opens out into a large meadow with various trees (including several fruit trees) and down the bottom a hen house and vegetable patch.

The village itself boasts a boulangerie, primary school, and various other tradespeople and producers. It also has a decent social calendar, with organised walks, art classes, yoga, etc. for you to join if you wish. Only 11 miles from the historic city of Loches, with its château, hospital and all commercial services.

Tours airport is under 40 miles away and offers regular low-fare flights to various airports including...