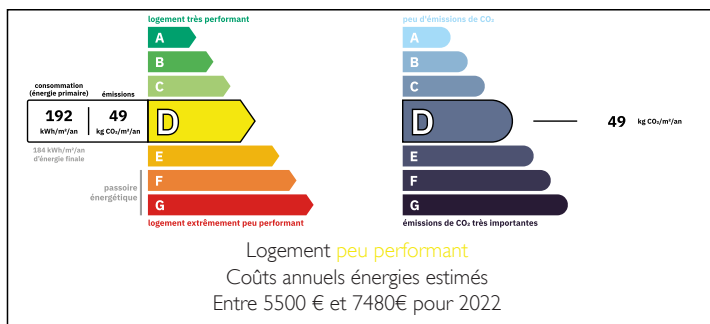


Well-presented, spacious 4 bed 2 bath family home with 2 bed gîte, garden and pool, quiet village near Chinon

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cinçais
Department:	Indre-et-Loire
Bed:	6
Bath:	4
Floor:	217 m2
Plot Size:	0 m2

IN BRIEF

Tuffeau stone house with a separate gîte (guest house) in great condition, ready to move in! Located just five minutes' drive from Chinon in a quiet village (with bakery and restaurant in walking distance) this charming house is really worth visiting.

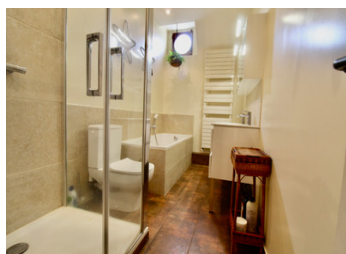
The main house has four bedrooms and two bathrooms, including a downstairs suite of bedroom/office and bathroom. It also has a very spacious kitchen/diner opening on to the sitting room with large bay windows opening directly to the terrace and garden.

The second house has been tastefully renovated to provide a downstairs living area with pellet burner and a kitchen opening onto the garden. Upstairs it has two bedrooms each with their own shower room and WC. This is currently used as a gîte and generates rental income.

The large garden includes a well maintained in-ground swimming pool.

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

Entrance to the main house from the road through electric gates into a very generous front garden. The house has an adjoining car port and garage.

Main house, ground floor

Entrance hall with guest WC

To the right a ground floor parental suite comprising shower room, office, bedroom with lots of storage space.

To the left is the principal reception room with double height ceiling, fireplace and some exposed wood detail. Double doors open on to the rear terrace and garden.

The sitting room is open-plan to the kitchen diner, a long room at the front of the house with a fully fitted kitchen and further exposed beam details. Off the kitchen is a pantry for storage, then a utility space with the boiler (gas), the laundry machines and plenty of workshop/storage space including access to an overhead loft.

1st floor

Stairs from the sitting room lead up to an attractive gallery. The corridor on this floor accesses three double bedrooms, all in good decorative condition, and a very up to date bathroom.

Second house, ground floor

Entrance into the sitting room with its glass double doors bringing a light airy feel to the space, a pellet burner in the corner provides heat for this cottage. through to the well equipped kitchen which also has glass doors directly into the garden.

1st floor

Stairs from the sitting room to a small landing. Bedroom one, to the rear, is a comfortable double and overlooks the garden. Bedroom two, to the front, is a...