

Charming stone house, in a quiet location with swimming pool, outbuildings, lots of outside space and a gite.



INFORMATION

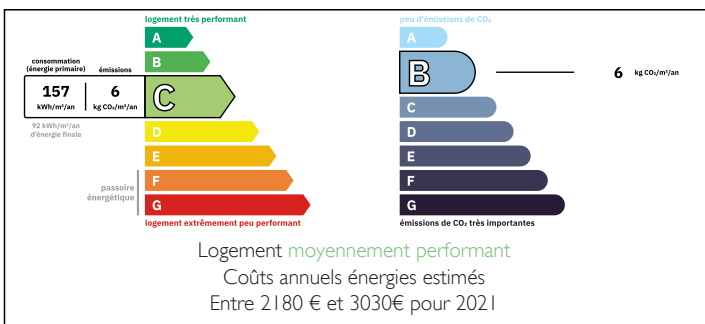
Town:	Courcelles-de-Touraine
Department:	Indre-et-Loire
Bed:	2
Bath:	2
Floor:	209 m2
Plot Size:	41255 m2

IN BRIEF

Come and discover this 2 bedroom stone property from 1870, lovingly restored by its current owner and situated in a peaceful countryside location surrounded by nature but only a few minutes from the village of Courcelles de Touraine with its amenities. This superb property offers a main house of 209m2, two barns 63m2 & 24m2, a 'Laboratoire' containing a fully functional kitchen 32m2, two caves, a hangar, an orchard and over 41000m2 of outside space. Ideally located within 40kms of Tours airport and also the fast TGV connection to Paris, Caen ferry port is under 3 hours 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

The property has been sympathetically renovated by the current owner and retains its original charm as a number of the original features are still present. The energy efficiency of the property has been improved with the installation of aluminium double glazed windows & doors and a geothermal underfloor heating system.

To the ground floor you will find an open plan fully functional kitchen(25m²), with a wine cellar wonderfully created using an old bread oven. A living room with wood burning stove(26m²), a bedroom(24m²), a dressing room(7m²), a bathroom(10m²), a stairwell area with W/C and an arriere cuisine(15m²), which gives access to an outdoor pantry area containing the pool plant equipment.

The first floor is accessed via an internal or external staircase and contains a bedroom(22m²), a shower room(9m²) and a large living/dining area containing a kitchen(75m²). The vendor currently uses the first floor to run a successful gite business but it could also be easily converted to provide a number of further bedrooms. The vendor also used the 'Laboratoire' to make and sell confiture using fruit from the orchard.

Outside you will find a pleasant terrace and 9000m² of garden mainly laid to lawn. There is a paddock of approximately 32000m² which is ideally suited to horse riding but the vendor has indicated that it could be sold separately or split into an area more agreeable with a buyer.

Information about risks to which this property is exposed is available on the Géorisques website...

LOCAL TAXES

Taxe foncière:	900 EUR
Taxe habitation:	EUR

NOTES