

## 4 Bed country cottage with a 1 bed barn conversion and outbuildings nestled in a quiet hamlet

### EXCLUSIVE



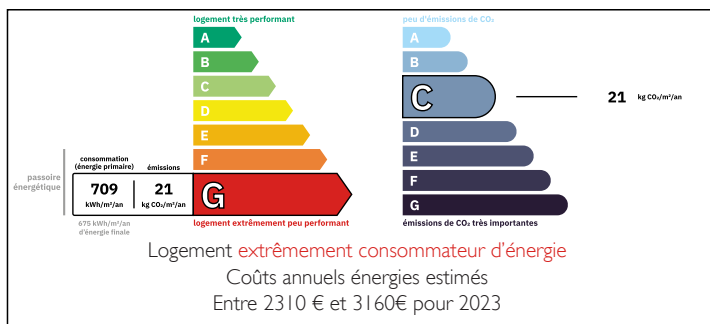
### INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Charnizay      |
| Department: | Indre-et-Loire |
| Bed:        | 5              |
| Bath:       | 2              |
| Floor:      | 115 m2         |
| Plot Size:  | 2212 m2        |

### IN BRIEF

The property sits in a quiet hamlet and is accessed via a shared private driveway that leads past the bread oven and into the barn/garage. The main house has a large open plan kitchen/dining room with a wood burner at one end, with bathroom and laundry facilities leading off at this end and 2 bedrooms at the opposite end. Off to the rear is a conservatory that leads out to the patio and garden at the rear. The staircase in the open plan room leads to a landing area that gives access to 2 bedrooms, one at each end. The hamlet is less than 10mins from Preuilly sur Claise which has most amenities, bakery, bars/restaurants, banks, small supermarket etc. The property is easy to reach from the UK being only around 30 minutes from the nearest TGV...

### ENERGY - DPE



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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 sits in a quiet hamlet and is accessed via a shared private driveway that leads past the bread oven and into the barn/garage. The main house has a large open plan kitchen/dining room with a wood burner at one end, with bathroom and laundry facilities leading off at this end and 2 bedrooms at the opposite end. Off to the rear is a conservatory that leads out to the patio and garden at the rear. The staircase in the open plan room leads to a landing area that gives access to 2 bedrooms, one at each end. To the outside there is a gravelled courtyard, storage shed, a large barn/garage, a patio with BBQ area and a garden plot big enough to have a veg plot should you wish. The hamlet is close to a village which has a weekly visit from a van selling local produce and a baguette dispensing machine. The nearest town which has all of the amenities one would expect including a supermarket, bars, restaurants, bank, bakery etc. is Preuilly sur Claise at around 10mins. The house is located in sud-Touraine and is within easy reach of the Loire Valley chateaux, the nearest of which is Azay-le-Ferron which also hosts La Haute Touche (the largest safari park in France!) at only 10km and is less than 1/2hr from the Royal City of Loches where Joan of Arc met with the King of France. The property is easy to...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES