

Chinon's medieval town centre for your new home and business : 2/3 bed House, separate Studio, and 3 bed Gîte



INFORMATION

Town:	Chinon
Department:	Indre-et-Loire
Bed:	5
Bath:	3
Floor:	203 m2
Plot Size:	0 m2

IN BRIEF

This property is ideal for someone who wants to be able to generate an income straight away from their new home, or for those seeking a multigenerational living arrangement.

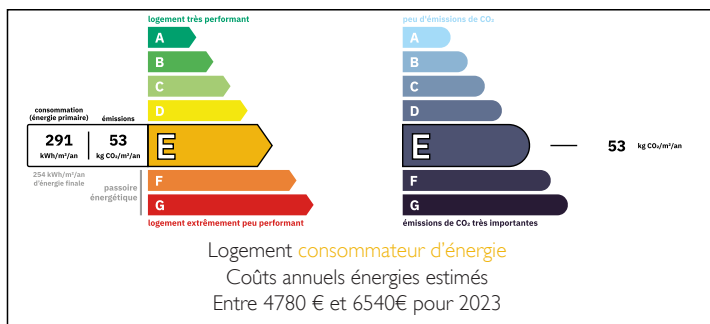
It consists of:

- a three bedroom house, laid out over three floors;
- a separate entrance to a further 2/3 bedroom house over three floors;
- and a self-contained studio, also with its own separate entrance.

The property is situated in the town centre of Chinon, a stunning medieval town on the banks of the Vienne river close to the Loire. Chinon is famous for its fortress and its wineries, but the town has so much more to offer including fantastic restaurants, a weekly market and monthly antique market, lots of outdoor pursuits (cycling, canoeing, hiking) plus excellent facilities like the indoor/outdoor pool

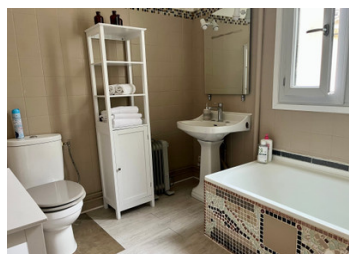


ENERGY - DPE



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

House #1

Ground floor: entrance hall with toilet, storage room, washing machine, cellar access.

First floor: kitchen $4.1 \times 3.0 = 12.6\text{m}^2$ with bay window; bedroom 3 $3.8 \times 4.1 = 16.1\text{m}^2$.

Second floor: living room $3.7 \times 4.1 = 15.6\text{m}^2$; opens onto bedroom 2 $3.7 \times 3.1 = 11.8\text{m}^2$; bathroom

3rd floor: bedroom 1 $4.3 \times 4.2 = 18.7\text{m}^2$

House #2

1st floor: living room $5.9 \times 3.6 = 21.3\text{m}^2$; kitchen $1.9 \times 2.6 = 5.3\text{m}^2$

2nd floor: bathroom $2.0 \times 2.6 = 5.5\text{m}^2$; bedroom 3 $3.7 \times 2.5 = 9.4\text{m}^2$; adjoining bedroom 2 $3.5 \times 3.4 = 12.0\text{m}^2$

3rd floor: Bedroom 1 $5.5 \times 3.3 = 18.8\text{m}^2$ plus smaller storage/nursery room

Studio

Separate entrance from the road, 25m^2 room comprising shower room, kitchen area, sleeping area, living room.

Technical Details

Central heating by town gas.

Roof and electrical system redone within the last 5 years.

Mains drainage

ALL MEASUREMENTS TAKEN BY AGENT ARE APPROXIMATE

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES