

Bright, modern 5 bedroom home with swimming pool in a quiet, residential location on the edge of Chinon



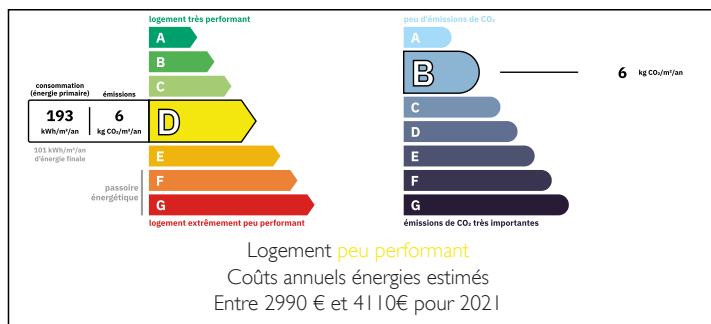
INFORMATION

| | |
|-------------|----------------|
| Town: | Chinon |
| Department: | Indre-et-Loire |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 222 m2 |
| Plot Size: | 3729 m2 |

IN BRIEF

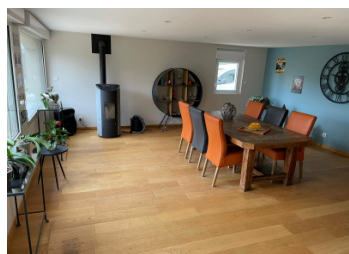
If a house you can just put your suitcases down in is what you're looking for this could be it! Modern open plan home over two floors which offers plenty of space for entertaining and socialising, or for finding a quiet corner alone! The house has a substantial dine-in kitchen, a separate dining/reception room, and a very spacious sitting/TV room. The sleeping accommodation comprises a ground floor bedroom & shower room, and four double bedrooms upstairs with two further shower rooms. Outside, the space doesn't disappoint, with a 3000m2 wraparound private garden (entirely fenced) and a substantial in-ground pool 11m x 5m. There are a couple of shaded terrace areas, mature trees, and a large shed. The town centre of Chinon is easily accessible and offers all services such as hospital, schools, shops, cinema, restaurants, weekly market, railway...

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

Area : Loire Valley Center between Tours (45 km) and Saumur (35km)

Nearest Airports : Tours, Poitiers, Angers each approx 1 hr

Nearest TGV high speed rail links : Tours, 55 mins to Paris

Chinon has schools of all levels, a hospital, bus and rail links to Tours.

The property was built in 1983 and appears well maintained and well insulated. Heating is via a wood burner and a pellet burner. The house is equipped with modern electric radiators but they are rarely used by the owners.

Ground floor:

Entrance Hall $4,0 \times 5,3 = 21,6\text{m}^2$ houses staircase to first floor and a shower room with WC under the stairs.

Open plan to sitting room (accessed by a step down) $4,0 \times 8,1 = 33,1\text{m}^2$ with a tommette tiled floor and modern fireplace. Glass doors to the rear garden.

The first of five double bedrooms ($4,0 \times 3,5 = 14,7\text{m}^2$) is also on the ground floor.

To the left of the entrance hall is the Kitchen ($3,6 \times 8,2 = 30,3\text{m}^2$) with a mix of wood and tile floor, hi-spec fitted kitchen with dining island. Door to pool-side garden.

Open through to a further reception/dining room $5,5\text{m} \times 5,4\text{m} = 29,7\text{m}^2$ with modern wood floor, pellet burning stove, 2 large picture windows overlooking the front garden.

The heating and laundry spaces (7m^2 and 14m^2) are behind this room accessed by another door.

First floor :

Upstairs, there is a long corridor with two velux windows offering a home-office space and plenty of storage. Each...