

Recently renovated four bedroom two bathroom home in the heart of historic Chinon



INFORMATION

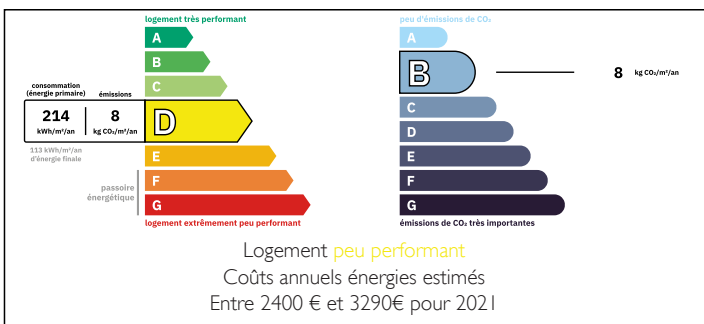
Town:	Chinon
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	0 m2

IN BRIEF

Right in the heart of medieval Chinon sits this attractively renovated property offering four bedrooms and two bathrooms. Substantial work has been undertaken by the current owners, so the windows, doors, guttering, electricity and heating is all less than five years old. The house has a light, airy open plan feel to the ground floor, and four bedrooms spread over the two floors upstairs, one of which has an en-suite shower room.

Chinon is a gem in the heart of the Loire Valley which attracts plenty of tourists in the season. It has a wide variety of restaurants, markets including its famous 'brocante' antique market along the river side on the third Sunday of the month, cinema, outdoor pursuits, not forgetting its many winemakers and its historic fortress. On a practical level, schools (from ages 3-18) all types of...

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

Ground floor

Entrance hall 3,6m x 1,6m = 6,0m²

WC and basin

Sitting room (snug) 3,5m x 2,5m = 9,1m²

Stone arch through to the main reception room, open plan to kitchen 3,7m x 7,4m = 28,1m²

Stairs down to a vaulted wine cellar approx 15m²

First floor

Stairs up from the entrance hall to a long corridor with WC

Spacious landing area 2,3m x 3,6m = 8,7m²

Double suite : bedroom 5,1m x 3,6m = 18,6m² with dressing area, shower room 2,0m x 1,2m = 2,6m²

Second bedroom : 3,2m x 2,6m = 8,5m² excluding fitted cupboard

Access to the second floor with storage area

Second floor

Long corridor leading to bedroom 3 : 6,0m x 2,8m = 17,5m² at floor level (there is a sloping ceiling in the eaves) and bedroom 4 : approx 16,3m² at floor level (depth 5m, also sloping ceiling in the eaves)

Shower room with WC 1,4 x 1,9 = 2,9m²

Please note the house has NO parking space and NO garden. Parking is available nearby and a residents permit is about 370 euros/year. The town has multiple public gardens and outdoor spaces to enjoy near the riverside.

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES