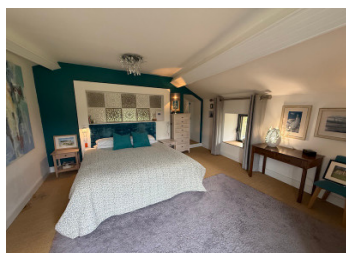


Exceptional Countryside Home with Landscaped Gardens and guest accommodation, close to Fontevraud l'Abbaye

EXCLUSIVE



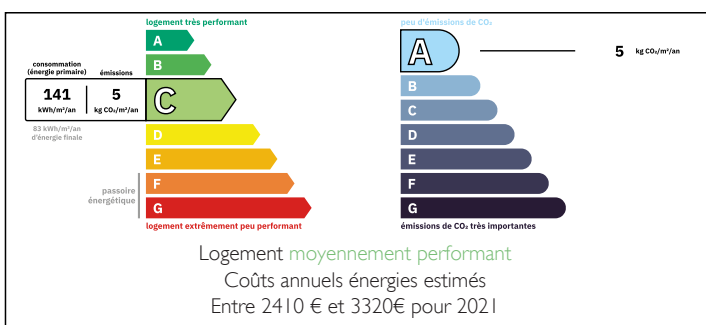
INFORMATION

Town:	Lerné
Department:	Indre-et-Loire
Bed:	5
Bath:	4
Floor:	220 m2
Plot Size:	3047 m2

IN BRIEF

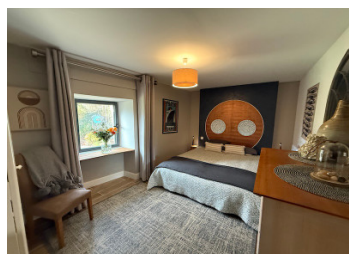
A truly exceptional countryside home, beautifully designed and impeccably finished throughout, set within professionally landscaped gardens and enjoying a peaceful setting with far-reaching views. Combining character, volume, and versatility, this stunning home offers elegant living spaces, multiple ensuite bedrooms, and unique additional accommodation including converted caves and a separate studio, perfect for retreats, guest hosting, or creative use. Ideally located in the heart of the Loire Valley, just minutes from the charming village of Fontevraud l'Abbaye and within easy reach of historic Chinon, this is a rare and captivating property.

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 foncière: 1200 EUR

NOTES

DESCRIPTION

This outstanding property presents a rare opportunity to acquire a beautifully appointed and thoughtfully designed home, where quality craftsmanship and attention to detail are evident throughout. Set within beautiful, professionally landscaped gardens, the property enjoys a peaceful setting with gorgeous countryside views.

The ground floor is centred around a magnificent open-plan living space, combining a fully fitted kitchen with a spacious sitting area. A striking chimney with a wood-burning stove forms a natural focal point, adding both warmth and character. This inviting space flows seamlessly into a bright conservatory, and has stairs leading to a large mezzanine ideal as a library, home office or creative workspace.

In addition, there is an impressive double-height sitting room, enhancing the sense of space throughout the home. Two generously sized double bedrooms, each with their own ensuite bathroom, are also located on the ground floor, offering comfort and convenience.

Upstairs, the property continues to impress with two further large double bedrooms, both with ensuite bathrooms. One of these bedrooms benefits from a private veranda, providing breathtaking views over the surrounding countryside. It's an ideal spot for quiet relaxation.

Externally, the property offers exceptional versatility. A separate outbuilding, currently used as a home office, could easily be adapted into additional guest accommodation or transformed into a fifth bedroom with ensuite facilities, subject to the necessary work.

A particularly unique feature of this property is the series of converted caves, which have been thoughtfully transformed into a stunning yoga studio complete with hardwood flooring, a...