

Delightful 3-bed village property with original charm, renovated and set in lovely gardens.

EXCLUSIVE



INFORMATION

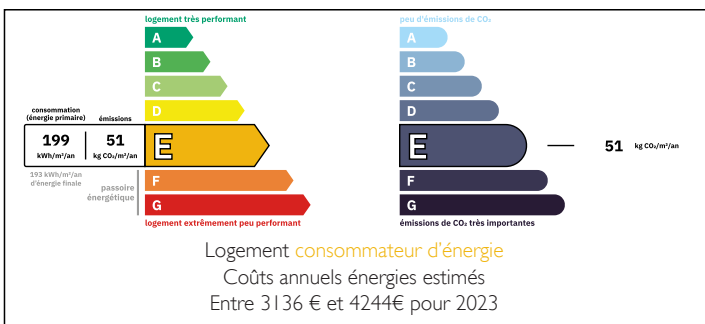
Town:	Ferrière-Larçon
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	111 m ²
Plot Size:	765 m ²

IN BRIEF

A delightful 3 bedroom property located in the village of Ferriere-Larcon. The house has been sympathetically renovated to provide a beautiful family property. There are two ensuite bedrooms and the third room has a private WC. The sitting room has doors and windows overlooking the established and well maintained garden. In the garden is a property which could be converted to provide additional accommodation. There is a garage with a mezzanine floor. In the garden is a well which can also be accessed from inside the house. There are numerous storage rooms and an outside WC.



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

The property is approached through a double gate into a grassed parking area. A path leads to the front door of the property which opens into a hallway with original terracotta tiles and stairs leading to the first floor.

To the right of the hallway is the large sitting room (25.6 sq m). Windows and a door open onto the garden. The high ceilings give a feeling of spaciousness and calm. The woodburner is inset into the fireplace, next to which is the old warming plate from the original property. The old sink has been retained too as another lovely feature.

To the left of the hallway is a door leading to the huge kitchen/dining room (24.8 sq m). This room is flooded with light from the windows and door overlooking the garden. The room benefits from a woodburner. There are numerous fitted cupboards and room for a range cooker, dishwasher and fridge/freezer.

A door leads through to the ground floor bedroom (13.3 sq m) with ensuite bathroom (10.28 sq m). A window overlooks the front of the property. There is a huge built in cupboard from which it was originally possible to draw the water from the well. (This is now covered over). The spacious ensuite bathroom has a bath, toilet and basin. There is a cupboard with plumbing for a washing machine. This also houses the hot water...

LOCAL TAXES

Taxe foncière:	1056 EUR
Taxe habitation:	980 EUR

NOTES