

An 18th-century winegrowers' house with 7 bedrooms and 5 bathrooms, set in enclosed grounds in Restigné



INFORMATION

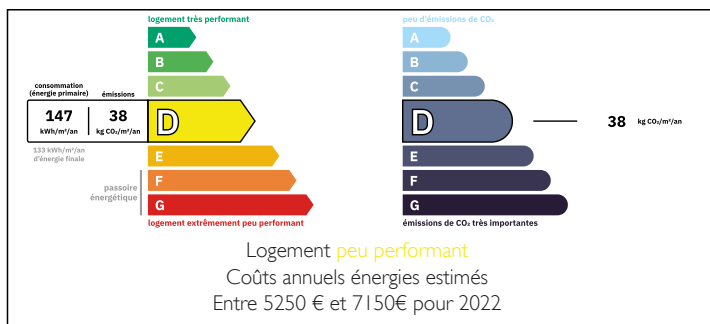
Town:	Restigné
Department:	Indre-et-Loire
Bed:	7
Bath:	5
Floor:	302 m2
Plot Size:	6578 m2

IN BRIEF

Set amongst the region's prestigious vineyards in the village of Restigné, just moments from the town of Bourgueil, this refined residence, once a winemaker's house, offers the rare privilege of a beautiful main home complemented by elegantly appointed spaces dedicated to high-end guest accommodation.

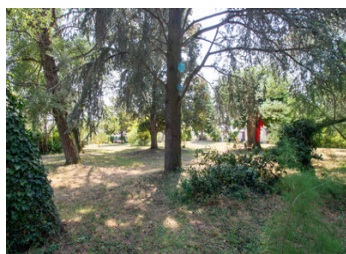


ENERGY - DPE



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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

You enter the main residence directly into the living room (36 m²) with marble fireplace and window to the front. At the rear of the living room, stairs lead up to a split level where there is a bedroom (18 m²) with window to the rear garden and en-suite bathroom with bath, shower and sink and a separate WC (6 m²). Back in the living room, to the left is the dining room (22 m²) with open fireplace. A door takes you behind the dining room into the fitted kitchen (11 m²) which has a door out to the rear garden. Continuing through, is a living room (18 m²) with door and window to the front of the property and patio doors opening on to a terrace and the rear garden. Steps lead from the terrace to the cellar.

A staircase leads from this room to the first floor where off a corridor (19 m²) are two bedrooms (15 m² & 18.5 m²), a shower room (8 m²) with shower and sink and a separate WC (2 m²). At the end of the corridor is a room (18 m²) currently used as a store room but which could be converted to create an additional bathroom, a dressing room or bedroom. A door from this room leads to another bedroom (28 m²) with fitted cupboards.

There are two additional areas. On the ground floor are two bedrooms (both 21.5 m²). The first has an en-suite shower...

LOCAL TAXES

Taxe foncière: 2117 EUR

NOTES