

Quirky 3 bedroom detached house, large gardens, rental and development potential. Nr Montrichard, Loire Valley, Centre.



INFORMATION

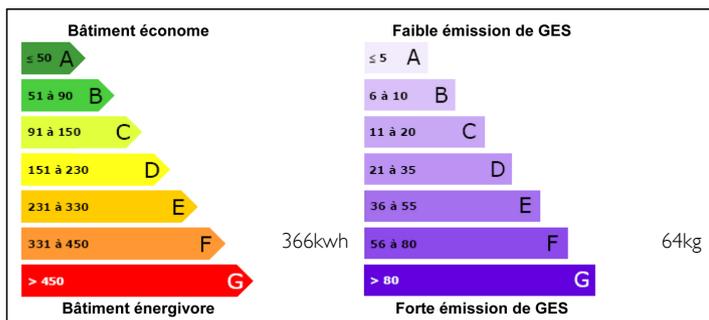
Town:	FAVEROLLES SUR CHER
Department:	Loir et Cher
Bed:	3
Bath:	3
Floor:	154 m2
Plot Size:	4527 m2



IN BRIEF

This unusual and quirky house has 3 bedrooms, wonderful gardens, rental potential, building potential and is in the heart of the Loire Valley. Set in the countryside it is still very close to supermarkets and the pretty town of Montrichard. The town, being in the heart of a touristy area has many bars and restaurants as well as a beach on the riverside. Only 45km away from the city of Tours with an airport (served by Ryanair) and TGV links

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

This quirky house with 3 floors is set into the rocky hillside of the area renowned for its troglodyte dwellings. The property is semi-troglodyte so has large caves which have endless possibilities...unique function rooms, wine cellars, a wine boutique offering wine tasting.

The gardens are large and divided into sections – of one which (800m²) had previously been given planning permission to build another house.

The lovely front and side gardens have many mature shrubs and trees. There is a big troglodyte games room and cave with large sliding doors, giving plenty of light with a lovely view across the garden.

To the other side of the house there is a large garage with an office room above. The rear of the property has more grounds and a separate access to the 3rd floor of the house.

Inside, on the ground floor of the house there is a bright and cheerful dining area, which has great views across the front gardens. This flows into the kitchen which has a useful utility/storage area behind. Also off the dining room is a porch with a side door to the garden, and a W.C.

The living room is cosy and has large windows to front aspect, an open fireplace, and a lovely mosaic tiled floor dating back to the 1860's. Adjoining the living room is the conservatory, a recent addition, providing a wonderful bright & airy dining area, which opens out onto the pretty gardens.

The first floor has 2...

LOCAL TAXES

Taxe foncière:

1150 EUR

NOTES