

Superb longere set in over an acre with a heated pool offering 3 separate accommodations totalling 7 bedrooms



INFORMATION

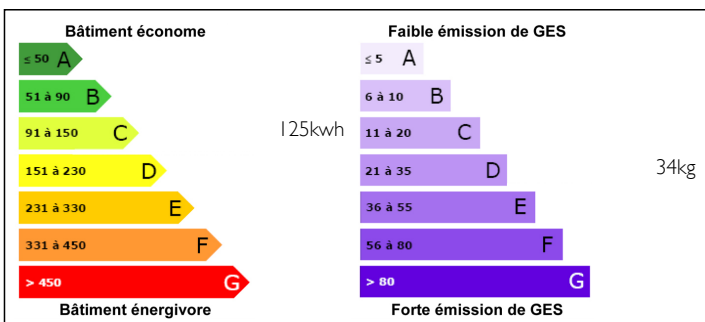
Town:	MARCILLY SUR VIENNE
Department:	Indre et Loire
Bed:	7
Bath:	3
Floor:	212 m2
Plot Size:	4690 m2



IN BRIEF

This property offers flexibility in the layout currently set out as 3 bed owners accommodation with two individual 2 bed gites so up to you to choose which to live in and which ones to rent out, should you require. There is also a 10m x 5m heated swimming pool, parking, garage and covered games area all set in just over an acre of land. The 3 bed property has a large kitchen with an island/breakfast bar which is open to the living/dining room which has a small woodburner to complement the gas fired central heating system. There is a double bedroom on the mezzanine and also 2 further bedrooms and a bathroom. Both of the 2 bed properties have a large open plan ground floor with fitted kitchen and 2 bedrooms and a bathroom on the first floor. All of the properties have areas of exposed stone walling are...

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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

These immaculately presented properties are only 30km from the TGV station at Châtellerault, and only 50km from Tours airport. Under 4hrs drive from 3 different Channel ferry ports and access to the A10 is around 10km. It is also close to all of the spectacular Loire Valley Chateaux. You can be in Paris in under 1 1/2hrs or on the coast at La Rochelle. There is a lake and beach at St Cyr which is only about 30km, Futuroscope is around 40km with its 3d themed rides making it the 2nd most popular theme park in France. There are many things to do and explore in this charming and elegant region of France, medieval villages of the area, such as Angles sur l'Anglin nominated as one of France's "Beaux Villages", Loches where Joan of Arc met with the King of France or Amboise, the resting place of Leonardo da Vinci to name but a few. Originally part of an 18th century farmstead half way between two picturesque, typically French villages. Pouzay, a crossing point of the Vienne from as far back as the Santiago de Compostella pilgrims, and Marcilly- sur-Vienne, with its own petite chateau and 12th century chapel, which spreads along the west bank of the Vienne. The farm was based on goat farming – the area around Sainte Maure de Touraine is still famous for its goat's cheese. The cottages are close to the River Vienne with its riverside beach and are...

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