

Magnificent courtyard of farm buildings including a 7 bed longere with many original features and superb views



## INFORMATION

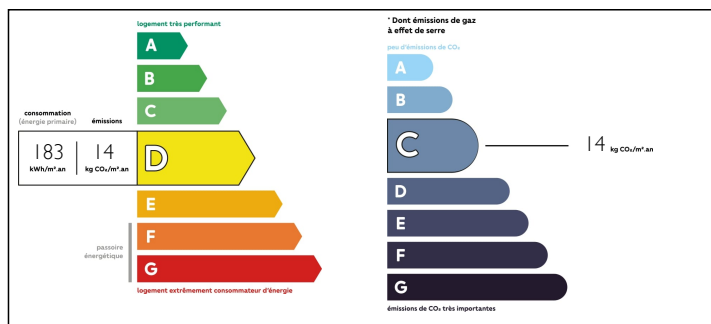
Town:	Barrou
Department:	Indre-et-Loire
Bed:	7
Bath:	4
Floor:	360 m2
Plot Size:	8383 m2

## IN BRIEF

Magnificent courtyard of farm buildings including a 7 bed longere with many original features and superb views, a 3 bed guest house to finish renovating and several outbuildings forming a stunning courtyard with no near neighbours. It is located in a hamlet in the south of the Indre et Loire department close to the village of Barrou, which has a bar and bakery etc. and is just a few kilometres from the historical thermal spa town of La Roche-Posay and is only 25km from the TGV station at Châtellerault and under an hours drive from Ryanair served airports at Poitiers and Tours. Under 4hrs drive from the western Channel ferry ports and access to the A10 is only around 20 minutes by car. You can be in Paris in under 1 1/2hrs or on the coast at La Rochelle.



## 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: 2285 EUR**

## NOTES

## DESCRIPTION

Magnificent courtyard of farm buildings including a 7 bed longere with many original features and superb views, a 3 bed guest house to finish renovating and several outbuildings forming a stunning courtyard with no near neighbours.

The property sits in a hamlet on its own with the nearest neighbours being several hundred metres away. It is fully enclosed and is accessed via secure gates that lead into the courtyard. The main longere sits opposite the gates and consists of, on the ground floor: entrance hall, kitchen, dining room with bread oven, living room, sitting room, bedroom with en-suite shower room and WC, utility room, hallway, orangery, large bedroom with en-suite shower room, jacuzzi and sauna, laundry and a boiler room with access to an attic above. The first floor is accessed via the staircase in one of the reception rooms and also separately via the outdoor staircase and consists of: Off to the left, a corridor leading to 3 bedrooms, a bathroom and separate wc. And off to the right, an office, hallway, bedroom and a large bedroom with an amazing en suite bathroom. The outbuildings include a 3 bed guest house to finish renovating, 2 large barns, carport, pantry with wine cellar, woodstore and a boiler room.

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