

Pretty, furnished, two bedroom cottage with a garden in small hamlet near Razines.



INFORMATION

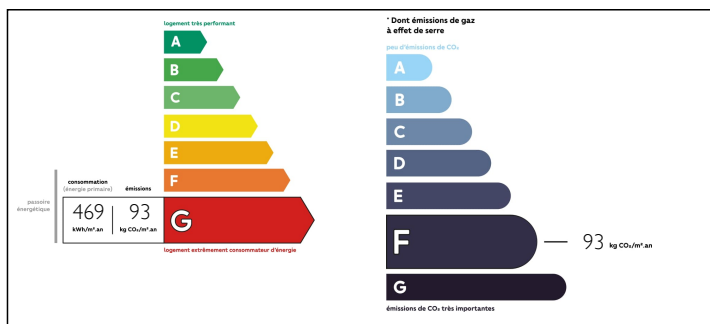
Town:	Razines
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	601 m2

IN BRIEF

In a small hamlet near the village of Razines, this two-bedroom detached cottage has an enclosed courtyard garden and is perfect as a permanent home or a lock-up-and-leave holiday home. It comes fully furnished.



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

As you come through gates into the courtyard-garden, the house is to your left. You enter directly into the living space where, on the right is the fitted and equipped kitchen (11m²) and to the left, is the living room (34m²) with a wood burning stove. A door leads to a laundry room (5m²) and WC.

The stairs lead from the living room to a small landing. There is a shower room (8m²) with washbasin, shower and WC and two bedrooms (13m² and 11m²).

Outside, the enclosed courtyard-garden is in front and to the side of the house. There is an outbuilding which houses the oil fired boiler, a hangar where you can park a car and a garden shed.

At the back of the house is a piece of land where the septic tank was installed in 2019.

The village of Razines has a restaurant. The house is 10 minutes from the historic walled town of Richelieu which has all the amenities you need. It is ideally situated to explore the Loire Valley chateaux and wineries and the 3D & 4D theme park, Futuroscope is about 30 minutes away.

The house is just over 3 hours by car from the ferry port at Caen Ouistreham, 15 minutes from the TGV station at Châtellerault where you can take the train to Paris in just 1 hour 30 minutes and Poitiers airport is just 40 minutes away, serviced by low cost flights from...

LOCAL TAXES

Taxe foncière: 252 EUR

NOTES