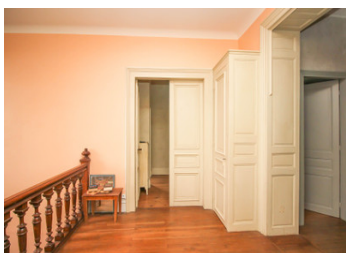


Imposing Maison de Maître on large plot in Chabris with 7 bedrooms, 2 large salons and swimming pool.



INFORMATION

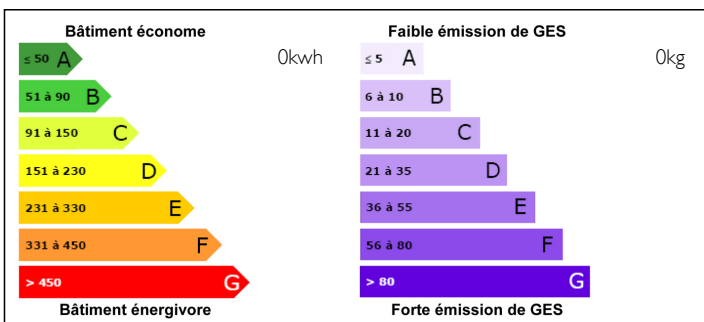
Town:	Chabris
Department:	Indre
Bed:	7
Bath:	3
Floor:	284 m2
Plot Size:	4451 m2



IN BRIEF

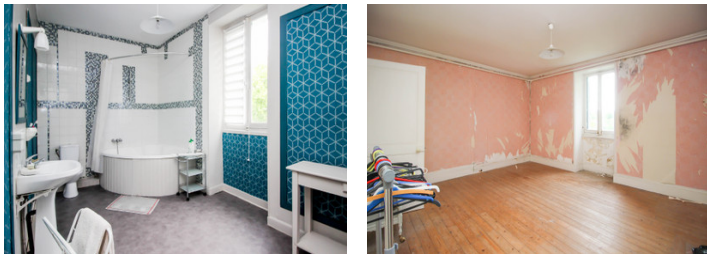
This gorgeous house in the Beaux-Arts style has space a-plenty (280m2) internally for entertainment, guests or perhaps a big family. The principal rooms flow elegantly from the sizeable entrance hall. The beautiful and well-preserved staircase is a sight to behold. The outbuildings provide a further 175m2 of useful two-storey space including a perfectly habitable apartment of about 60m2, a substantial garage and further storage areas which could be converted to habitable space if required. There is also a solid concrete-built cellar of about 30m2 for that precious wine collection. The property is eminently habitable whilst you undertake the works to refresh this great house. The generous garden outside contains an in-ground pool requiring renovation and generally tidying up. This size of garden close to a village of this size and utility is quite rare. There are lots of attractive trees and shrubs lining the garden.

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

The house requires a certain amount of upgrading and renovation but is generally in reasonable condition to move in and start living. It sits between two roads on the edge of Chabris, a good town with plenty of commerce, bars, restaurants and so on. There are many different things you could do with this property. Perhaps a boutique hotel or restaurant, a chambre d'hôte or rather grand holiday home?

The generous garden (4451m² – over an acre) contains an in-ground pool (approx 8 x 5m) requiring some mechanical renovation but otherwise we are advised it is in good order. The grounds in front of the house also reveal a drive-around carriageway passing the outbuildings too.

- Ground Floor.

Entrance hall (11.8m²) leading to inner hall and staircase (21m²), Grand Salon (26.4m²) panelled walls and massive hardwood glass-fronted dresser, floors tiled in polished terracotta, second salon (25.2m²) floor tiles in polychrome terracotta. Fully fitted kitchen in a modern style (17.5m²). Wc under stair landing.

- First Floor.

Landing (8m²) ,three bedrooms (22.1m², 21.6m², 18m²), lobby (4.5m²), bathroom (7.7m²). Separate stair leading to second floor, wc and cupboard.

- Second Floor (partly within mansard roof).

Landing (9.4m²) with hatch access to loft, three bedrooms (20.1m², 18.3m², 16.6m²), additional bedroom/dressing (15m²), shower room (11.7m²)

Airports at Châteauroux (55km), Tours (96km), Poitiers (170km) and Limoges (186km)

TGV trains at Vierzon (47km), Tours (St-Pierre-de-Corps). Local TER Centre region trains at Chabris (occasional service) and Gièvres (3km fuller service to Tours, Vierzon and Paris)

LOCAL TAXES

Taxe foncière: 1900 EUR

NOTES