

Characterful 4 bed farmhouse with a 2 bed gite, artist's studio, pool and outbuildings set in over an acre



## INFORMATION

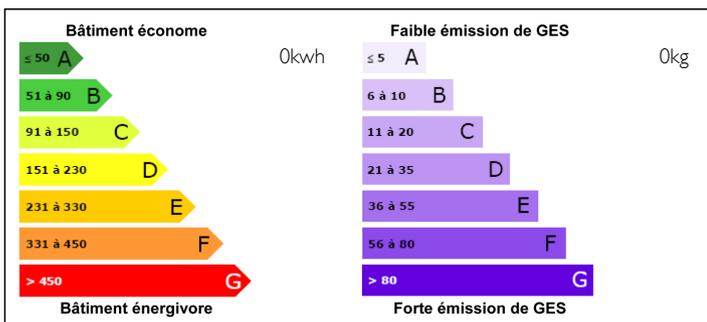
Town:	LIGUEIL
Department:	Indre et Loire
Bed:	6
Bath:	4
Floor:	232 m2
Plot Size:	4589 m2



## IN BRIEF

Set in a peaceful hamlet these properties offer an exceptional opportunity to delight in all of the things the Loire Valley has to offer. Rural France at its best, this would make the perfect holiday home for family and friends or could easily be turned into a gite complex if required. Consisting of a 4 bed main house, 2 bed gite, an office with artist's studio above, other outbuildings ripe for conversion and a landscaped garden with pool.

## 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 main house has a large kitchen/dining room and similarly sized lounge with feature open fireplace, original tomette floors and exposed beams. There is a ground floor bedroom with ensuite shower room, another shower room on the first floor and 3 further bedrooms. In the adjoining gite there is a kitchen, living/dining room, a shower with separate wc/utility room and 2 good sized bedrooms. Then we have an old stone building which currently serves as an office and artist's studio which could easily be converted into a one bed gite if required and further outbuildings which also offer potential for further living accommodation if you wish to go down that route. The restoration has sympathetically blended the 3 properties together, exposed stone walls, wooden beams and tomette flooring being the order of the day. It is within easy reach of the Loire Valley chateaux the nearest of which is Loches where Joan of Arc met with the King of France at only 13km away and has all amenities one would expect including shops, supermarkets, banks, bars, restaurants and a variety of sports facilities.. Whether you feel like exploring the wine growing areas of the Loire or the medieval villages of the area, such as Amboise, the resting place of Leonardo da Vinci there are so many things to explore. The property is only 50 minutes by car from the TGV and Ryanair served Airport at Tours and is within easy reach of the channel...

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>1 000 EUR</b>
<b>Taxe habitation:</b>	<b>1 000 EUR</b>

## NOTES