

3 bed semi-detached house in the heart of the village with barn, garage and garden



INFORMATION

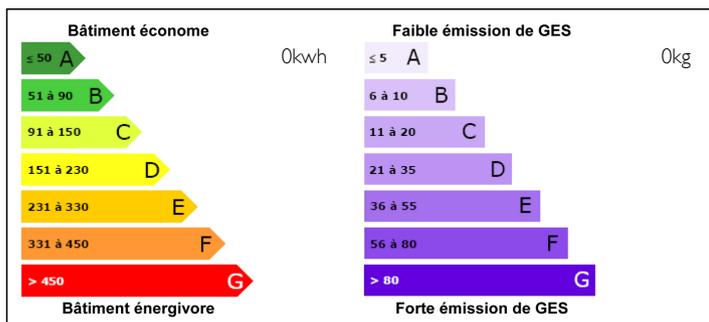
Town:	CHARNIZAY
Department:	Indre et Loire
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	962 m2



IN BRIEF

This lovely house would make for an ideal holiday home and has a living room with insert woodburner, white painted beams and beautiful original floor tiles. Then there is a large dining room with south-facing french doors which let the light flood in, this again has some beautiful original floor tiles. There are 2 double bedrooms and a short corridor has a shower room separate wc and then a small but functional kitchen which leads out into the garden. In the dining room is a newly fitted staircase which leads to the attic which has been all but finished with the velux in, the plasterboards up and painted, the insulation in and wiring and pipes all in place just waiting to be finished off. The property is being sold as is with all furniture included in the sale. On the outside there is a barn which has a workshop and...

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 property is located in sud-Touraine and is within easy reach of the Loire Valley chateaux, the nearest of which is Azay-le-Ferron which also hosts La Haute Touche (the largest safari park in France!) also there is ZooParc de Beauval, with its giant pandas, classed in the top 15 zoos in the world!!! Whether you feel like exploring the wine growing areas of the Loire or the medieval villages of the area, such as Angles sur L'Anglin nominated as one of France's " Plus Beaux Villages", Loches where Joan of Arc met with the King of France or Amboise, the resting place of Leonardo da Vinci there are many things to explore. The property is only 30 minutes from the nearest TGV at Châtellerault and approximately 1 1/4hrs from 2 Ryanair served airports (Poitiers and Tours). It is also only around 4 hours to the western Channel ferry ports and 5 1/2hrs from Calais. Chamizay itself has a bar which also sells bread and has a weekly visit from a van selling local produce. The nearest large village which has all of the local amenities one would expect including a supermarket, bars, restaurants, bank and a bakery etc. is Preuilly sur Claise at less than 10km.

NOTES