

Loire Valley village property : Renovated house in move-in condition with large garden, 4 bedrooms (one ensuite) and spacious living space



## INFORMATION

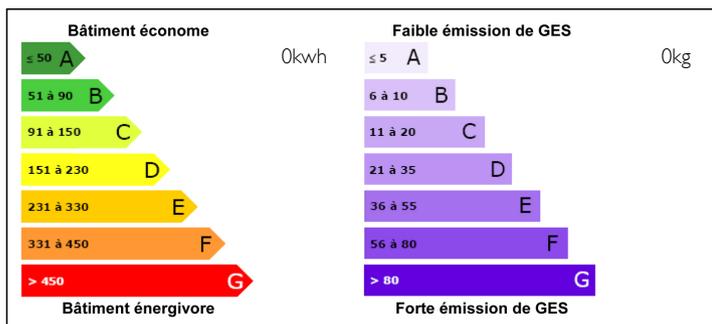
Town:	PARCAY LES PINS
Department:	Maine et Loire
Bed:	4
Bath:	2
Floor:	1882 m2
Plot Size:	6500 m2



## IN BRIEF

Located in the village of Parçay les Pins - less than an hours' drive from Tours (regular UK low cost flights and TGV service to Paris in 55 minutes) and less than three hours' drive from Caen (high speed UK ferry link from Portsmouth). The Loire Valley is a great location for both second homes and permanent movers, with its world famous Chateaux, wineries and outdoor pursuits, there is something here for everyone. Shop and café/restaurant in walking distance.

## 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

Make yourself at home! This lovely house has been renovated to a high standard by the current owners.

On the ground floor is a tastefully decorated modern kitchen - approx 16m<sup>2</sup> with a tumbled tiled floor, window to the front, and a log burning fire. This room links directly into the dining room - approx 19m<sup>2</sup> - it would be feasible to open these two rooms into one kitchen/diner. Across the hallway is a large light sitting room - approx 35m<sup>2</sup> - with two windows and a further log burning fire. To the rear of the ground floor is a garden room with parquet floor and big windows : off this is a room currently used as a storage area - which would make a perfect ground floor double bedroom, and a downstairs WC and laundry room.

On the first floor are three pretty double bedrooms, one ensuite, and one spacious family bathroom. The first floor is carpeted in a neutral tone. Storage available under the eaves.

Outside : to the front is a pretty and well maintained garden, to the rear a large garden laid mostly to lawn, with a number of nature trees. Directly behind the house is a terrace area, and a significant wooden barn. The current owners have installed an above-ground swimming pool. Private parking to the side of the house.

Technical details : The roof has been well insulated, the rear section was replaced recently. Mains drainage, boiler approx. 8 years...

## LOCAL TAXES

**Taxe foncière: 400 EUR**

**Taxe habitation: 450 EUR**

## NOTES