

Four bedroom tuffeau stone house and two bedroom cottage close to Chinon



INFORMATION

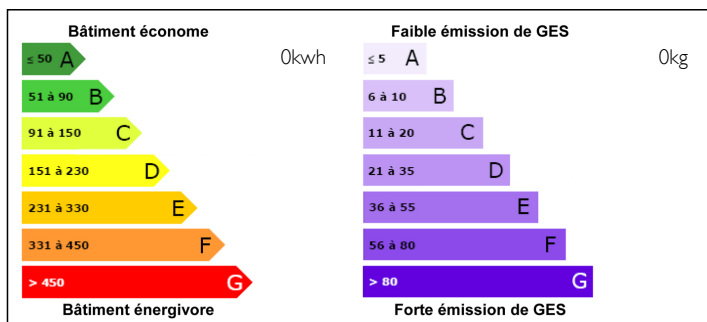
Town:	CHINON
Department:	Indre et Loire
Bed:	6
Bath:	3
Floor:	300 m2
Plot Size:	1470 m2



IN BRIEF

Just a few kilometres from Chinon, this lovely 19th century tuffeau stone property has bags of character and offers not just a 4 bedroom house with great entertaining space but also a two bedroom cottage.

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

Set in a quiet village less than 10 minutes from the centre of Chinon, this lovely property dates from the end of the 19th century and has been renovated by its current owners. Entering through large gates, the main house is in front of you. Entering into the kitchen (24m<sup>2</sup>) which has space for dining, there is a separate toilet to the rear and a utility room (14m<sup>2</sup>) to your left. To your right, a step up takes you into the large living room (48m<sup>2</sup>). The first part is used by the family as a dining space and up a couple more steps is the living area with huge feature fireplace. This room is galleried and benefits from being double height. Continuing through, down a couple of steps, is another entertaining room (24m<sup>2</sup>) which the family use a games or music room but could equally be a downstairs bedroom if required. Back in the living room, the staircase leads to a landing off of which to the left are the bedrooms but to the right and up more steps is the mezzanine (23m<sup>2</sup>) which is over the living room and is used as office, library and hobby space and an occasional bedroom when required. To the bedroom level, there is WC to the right. The first bedroom (19m<sup>2</sup>) to the left has windows to the front of the property. Continuing on, there is a bathroom (12m<sup>2</sup>) with separate shower and then the second bedroom...

## LOCAL TAXES

Taxe foncière:

1400 EUR

## NOTES