

Lovely traditional farmhouse with plenty of outbuildings and scope to enlarge. Situated in a quiet country lane surrounded by apple orchards and fields. The house is very...



## INFORMATION

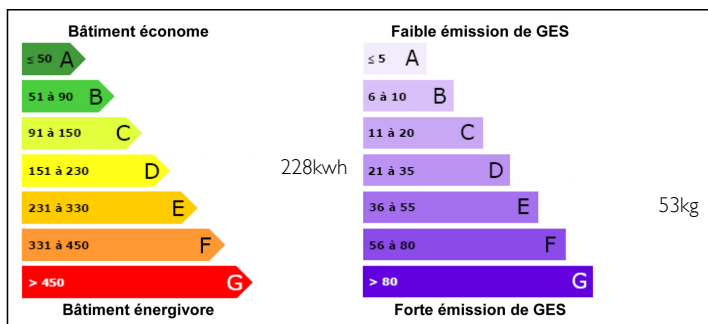
Town:	PARCAY LES PINS
Department:	Maine et Loire
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	2515 m2



## IN BRIEF

This property is immediately ready to use either as a main residence or holiday home. Situated 3km from the lively village of Parçay les Pins where one finds a Boulangerie, Village store, Bar/Restaurant, Hairdresser and a museum dedicated to the life of the renowned sculptor Jules Desbois. There is also a supermarket and other commerce 4km away in Vernoiil. The city of Tours is 45 minutes from the house with its TGV services to Paris and onto London and regular all year round flights to Stansted. This property is perfectly placed to enable you to enjoy all the delights this wonderful part of the Loire has to offer; vineyards, chateaux, beautiful medieval market towns, fabulous walks and bike rides or just the tranquil setting of this property.

## 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

This house is in good general condition. Some of the decor needs updating but it has a wealth of character features including lovely stone walls and terracotta roof tiles. The accommodation comprises of a large entrance hall with access to a corridor from which you access the fitted kitchen (which has its own door to the courtyard) and also to the WC, bathroom and first bedroom which has a double door to access the rear garden with views across open countryside. There is a large utility room with the stairs already installed to enable the first floor to be accessed if converted. The large sitting room has a traditional beamed ceiling and a large stone fireplace with a wood burning stove installed, it also has a door out onto the main courtyard. The second bedroom is off the sitting room. There are many outbuildings, some of which are attached to the house which would mean conversion to enlarge the scope of the house would not be too difficult with the proper permissions. The courtyard and the gardens are thoughtfully laid out to maximise the views and profit from the position of the sun. there is a neat sun terrace with an above ground plunge pool and a small "potager" and there is a lawned area at the side and back of the property accessed from the first bedroom where one can enjoy the setting sun.

## NOTES