

Attractive, high quality restored 3/4 bedroomed farmhouse with lovely garden. Views over open countryside



INFORMATION

Town:	Hommes
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1472 m2



IN BRIEF

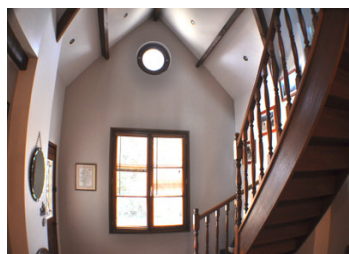
This beautiful longere farmhouse has been restored to the highest standards and is situated in a small hamlet in open countryside near to the picturesque village of Gizeux where you find a boulangerie, épicerie, pharmacie and bar as well as a very active community centre and pocket park. Just 15 minutes from the lovely market town and vineyards of Bourgueil, 20 minutes from the magnificent Chateau town of Langeais, this house is ideally situated to enjoy all the delights of this wonderful part of the Loire Valley including the historic medieval fortress town of Chinon, and Saumur. The famous chateaux of Rigny Usse, Azay le Rideau and Villandry are all within easy distance. Tours, with its airport offering scheduled flights to London Stansted and TGV links to Paris and London, is only 40 minutes distant and the car ferries at Caen are less than 3 hours drive.

ENERGY - DPE



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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 house is approached from a quiet lane through gated entrance into the front courtyard.

The impressive double height entrance hall gives access to the Kitchen and downstairs Bedroom as well as the Sitting room and Shower room with WC. The Kitchen/Diner is fully fitted with plenty of storage cupboards and work surfaces. There is a built in breakfast bar. A log burning fire and TV point. There is a further unrestored room accessed from the kitchen as well as a small utility room. The downstairs bedroom could also serve as an Office/Den. The large sitting room has a wood burning stove and patio doors leading out onto the sun terrace.

Upstairs there is a large galleried landing giving access to the large family bathroom and WC. There are 3 double bedrooms.

Outside there is a large barn which could be converted to provide further accommodation or a workshop, and there are various outbuildings giving plenty of storage. The garden which surrounds the house is mainly lawned with mature trees and shrubs with a sun terrace that is accessed from the sitting room and south facing garden

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES