

Unique 4 bedroom river front house with 2 bedroom gite near Chinon. 360 degree virtual tour available.

EXCLUSIVE



INFORMATION

Town:	Cravant-les-Côteaux
Department:	Indre-et-Loire
Bed:	6
Bath:	5
Floor:	323 m2
Plot Size:	3272 m2

IN BRIEF

This property is all about the location. The quirky, character house with 4 bedrooms and bathroom and its separate 2 bedroom gite are situated in a unique location and benefit from stunning views over the river Vienne.



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

Entering through gates into a courtyard between the main house and the gîte, you enter the house through a covered parking area (30m²) passing by the utility space (6m²) and WC (2m²) into a room (39m²), once used as a pressoir, with kitchen and fireplace with door out to a grass terrace. Continuing to the right, down a couple of steps, is another room (37m²) with large open fireplace which the owners have used as a games room and from where you can also access back out to a raised terrace in the courtyard. Back in the main ground floor room, stairs lead to the first floor and a double height living room (46m²), again with open fireplace. Off this room are four bedrooms. At the same level, off a corridor, the first bedroom (28m²) which is above the games room, has a large stone fireplace and ensuite shower room (5m²) with shower, hand basin and WC and dressing room (3m²). The second bedroom (33m²) is above the covered parking. This room is also used as an art studio because of the glass windows to the courtyard. It has an ensuite bathroom (5m²) with bath, hand basin and WC. This room has an exterior door leading to a staircase which allows independent access. Back in the double height living room, the two further bedrooms are accessed from separate staircases. Passing through the attached shower room (5m²) with shower, hand basin and WC, the third...

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