

Wonderful character house with barn, swimming pool and enclosed garden at Champigny sur Veude.



## INFORMATION

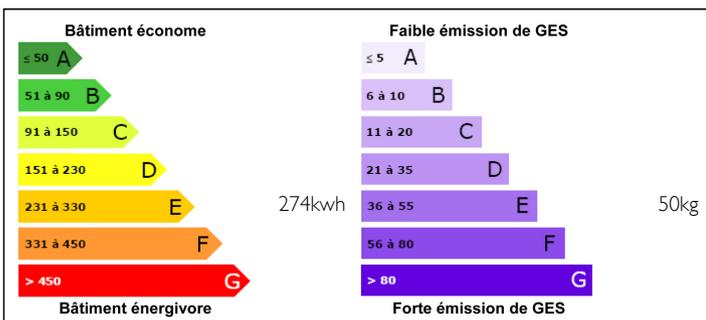
Town:	Champigny-sur-Veude
Department:	Indre-et-Loire
Bed:	4
Bath:	3
Floor:	275 m2
Plot Size:	1140 m2



## IN BRIEF

In the pretty village of Champigny sur Veude, just 10km from the historic walled town of Richelieu, this charming 17th century house, parts of which date back further, was once a priory. It retains wonderful original features such as exposed beams and stone walls, stone staircases and beautiful fireplaces and benefits from high ceilings. In the enclosed garden there is a swimming pool and large barn with workshop and garage.

## 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

You enter the house into a hallway with access to the cellar and from where the principal stone staircase leads to the floors above. A door takes you through to a light living room (36m<sup>2</sup>) with fireplace and with doors out to the rear and front garden. To the right, a door takes you to the fitted kitchen (11m<sup>2</sup>) which also has a door out to the garden. To the left, you enter the dining room (26m<sup>2</sup>) with fireplace and doors out to the front garden. Continuing through, a second entrance hall allows access to the front of the property. From this hall is an office (11m<sup>2</sup>) and door through to a utility room (16m<sup>2</sup>) which has a door out to the garden. To the rear of the dining room, a door takes you to a back hallway where there is a WC (2m<sup>2</sup>), another door to the garden and a second stone staircase. From this staircase, off a landing, a door leads to a balcony overlooking the garden and a further room which could be developed which sits above the office and utility room.

Back in the main entrance hall, you take the staircase to a half landing where there is a bedroom (21m<sup>2</sup>) with fireplace. A door leads from this bedroom to an exterior stone staircase. There is an ensuite shower room (3m<sup>2</sup>) with shower and washbasin and stairs which give access to the WC on the first floor. Continuing to the...

## LOCAL TAXES

Taxe foncière: **849 EUR**

## NOTES