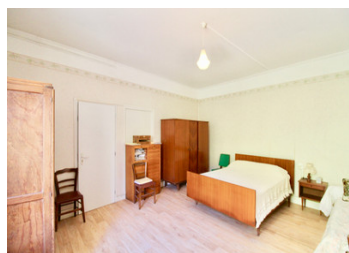


House & 2 flats in Chinon - quartier St Jacques : Fantastic opportunity for a renovation and rental property



INFORMATION

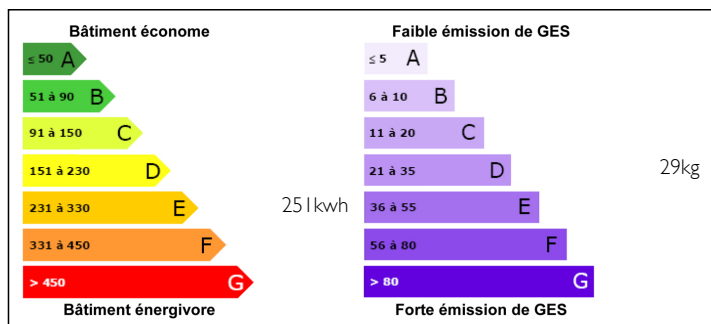
Town:	Chinon
Department:	Indre-et-Loire
Bed:	5
Bath:	3
Floor:	165 m2
Plot Size:	100 m2



IN BRIEF

Centrally located in the town of Chinon, the main house is hidden from the road by large wooden gates, the apartments however are accessible directly from the street with their own entrance. A buyer looking for a larger family house could easily reopen between the two and enjoy more substantial living accommodation. The house is in a good state of repair (including roofs, double glazing) but needs some updating. Chinon is a beautiful medieval town which attracts a lot of tourists, however it is also a vibrant place for every day life and within walking distance of the house one can access schools of all levels, rugby, tennis, swimming and gym clubs, the Vienne riverside for canoeing and cycling, as well as daily amenities such as shops, restaurants, doctors, and a fantastic fresh food market. Chinon also has a train station which links directly to Tours in less than...

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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

Main house accessed from the road through a large wooden porch with double gates, suitable for covered parking.

Entrance, WC under the stairs. To the left, a ground floor room currently used as a bedroom ($4,7 \times 5,1 = 24,5\text{m}^2$) laminate floor, window to courtyard. Ensuite shower room ($2,5 \times 1,3 = 3,4\text{m}^2$) with walk in shower and basin. Separate hot water tank.

To the right of the entrance, a sitting room/dining room ($6,1 \times 3,9 = 23,7\text{m}^2$) with tiled floor, double glazed windows and door to the courtyard. Through to the kitchen ($5,1 \times 2,8 = 14,4\text{m}^2$) which also has a pantry and a laundry space. This room is attached to a significant sized double height barn of approximately 80m^2 , open to the courtyard, and could potentially be converted.

On the first floor there is a large bedroom currently separated in two by a half partition ($5,1 \times 5,1 = 26,8\text{m}^2$) with exposed beams and an ensuite washbasin area of 3m^2 .

Apartments :

Ground floor studio ($2,7 \times 6,0 = 16,7\text{m}^2$) tiled floor, electric heating, small bathroom, cooking facility, WC beneath the stairs.

First floor apartment : large living room with two windows and a cooking facility ($6,2 \times 4 = 24,8\text{m}^2$ approx) separate bedroom ($3,1 \times 3,0 = 9,7\text{m}^2$), separate WC, separate bathroom of approx 5m^2 with bath, bidet and basin.

Second floor : unrenovated loft space approx $8,2 \times 6,1 = 50\text{m}^2$

Further outbuildings : in addition to the huge barn attached to the kitchen (approx 80m^2 and double...

NOTES