

Two houses in ready to move in condition: 3-4 bedroom **Maison de Maitre** and a modern 3 bedroom **Barn Conversion**

EXCLUSIVE



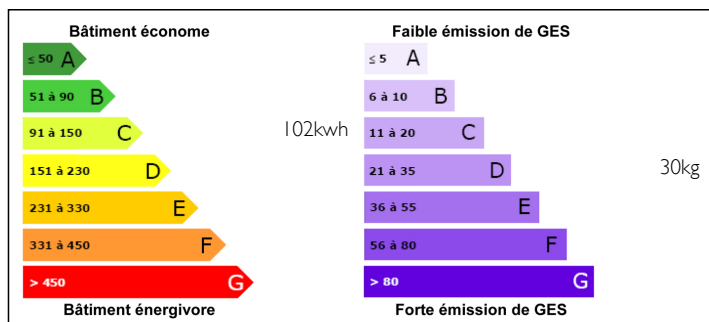
## INFORMATION

Town:	Ceaux-en-Loudun
Department:	Vienne
Bed:	7
Bath:	5
Floor:	460 m2
Plot Size:	5500 m2

## IN BRIEF

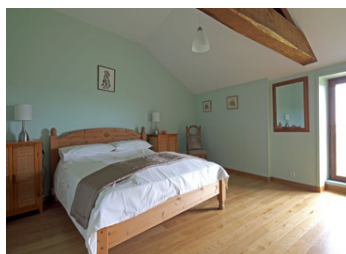
In a quiet countryside location between Richelieu, Loudun and Chinon sits this stunning property in ready-to-move condition. Surrounded by agricultural crop-land, the buildings sit in a plot of just over half a hectare of well maintained gardens including a vegetable garden and a fruit orchard. Lovingly renovated by the current owners to modern standards using local tradesmen. Great location for British buyers requiring easy access to the UK : Two airports within an hours' drive of the house (Tours and Poitiers) both offering low cost UK flights year-round; two TGV high speed rail stations (Tours St Pierre des Corps and Poitiers Futuroscope) both offering easy rail links to Paris (in just 55 minutes from Tours). A85 and A10 motorways both easily accessible; Cross Channel Ferry port at Caen 3h20 by road. **VIRTUAL TOURS AVAILABLE ON DEMAND.**

## 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.



## LOCAL TAXES

**Taxe foncière: 900 EUR**

**Taxe habitation: 880 EUR**

## NOTES

## DESCRIPTION

Principal house (maison de maître) comprises on the ground floor : Modern kitchen/diner of 31m<sup>2</sup> including a pantry/prep kitchen area of 7.6m<sup>2</sup>. Glass doors to rear garden, and to the front leading into a sunny conservatory. Entrance Hall 9m<sup>2</sup> with guest WC and laundry area. Sitting room with tommette tiled floor and 14kw wood burning stove, 31m<sup>2</sup> with glass doors to front and rear gardens.

First floor : Spacious landing 6m<sup>2</sup>. Double bedroom suite 30m<sup>2</sup> comprising bedroom with window to rear garden, separate WC, bathroom with bath, shower and double vanity unit. Double bedroom suite 32m<sup>2</sup> comprising shower room (shower, WC and vanity unit) double bedroom with window overlooking the front garden, single bedroom or dressing or study with view to the rear garden.

Second floor : One very large attic room just under 80m<sup>2</sup> with exposed wooden beams, oak floor, decorative balustrade and en-suite bathroom (bath, WC and basin.) Could be a self-contained apartment.

Second house (renovated barn) ideal for rental income or dual family/multi-generational living. Ground floor : spacious modern fitted kitchen/diner 21.4m<sup>2</sup>; ground floor bedroom (also ideal study, TV room, playroom) approx 30m<sup>2</sup> with sliding glass doors to rear. Walk in cupboard 4.5m<sup>2</sup>, en-suite shower room with basin and WC approx 6m<sup>2</sup>. Also on the ground floor is a huge living/entertaining area approx 84m<sup>2</sup> with mezzanine gallery, wood burning stove and fantastic views through the large glass sliding doors. Guest WC. First floor : Mezzanine area (which could be closed...