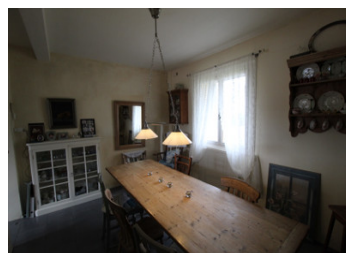


2 bed farmhouse with gite, outbuildings, above ground pool and land with glamping opportunity



INFORMATION

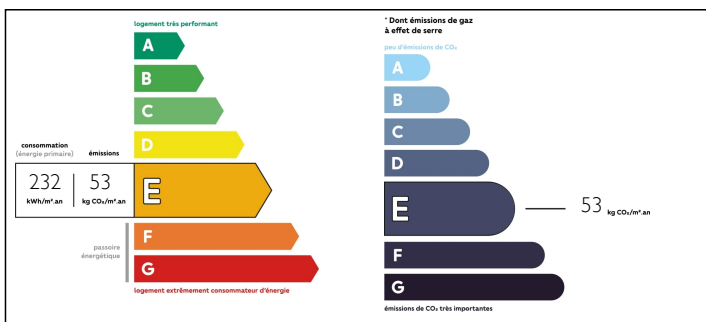
Town:	Cussay
Department:	Indre-et-Loire
Bed:	8
Bath:	5
Floor:	260 m2
Plot Size:	19138 m2



IN BRIEF

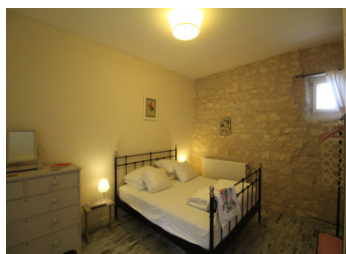
Set in a quiet hamlet, this property comes with nearly 5 acres of land and has several stone built properties which form a large courtyard and they include: a farmhouse set out all on one level with an entrance hall, open plan kitchen/dining room, a separate living room, 2 double bedrooms, a shower room and separate wc. Next is a large coach house, longere and barn that now houses a 4 bed gite, a 2 bed annex, a games room and boiler room. Next comes a large barn with attic space, ripe for conversion should you wish to add further living accommodation to the complex. Then there is an open-sided barn and also an office room followed by former pigsties and a greenhouse. The property also has a lovely patio with panoramic unspoilt views, an above ground pool and terrace and also several emplacements with electrics and water for...

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: 1265 EUR

NOTES

DESCRIPTION

The nearest TGV station and motorway access (A10 Paris/Bordeaux) at Châtellerault is around 35km from the property, Tours and Poitiers airports are around an hour away and 3 different Channel ferry ports are around a 4 hr drive. The spectacular Loire Valley Chateaux are all within easy reach as well as many other attractions including the Brenne national park and Futuroscope, the 2nd most popular theme park in France. The property is the last one of the hamlet, so the lane sweeps round the side of the gite bringing you directly into the courtyard, which has plenty of space for parking as well as covered parking space in the open sided barn to the left on entering. The first building on the right as you enter the courtyard is the farmhouse, which consists of a large entrance hall which has the open plan kitchen and dining room off to the right, the living room with corner fireplace straight in front, which can also be accessed from the kitchen and off to the right are 2 double bedrooms, a shower room and wc. Looking across the courtyard from the farmhouse, the gite and games room are in the building off to the right. The gite has an entrance hall with a bedroom off to the left, a shower room and to the right is the huge living space with corner kitchen, dining area and lounge. There is access out onto a patio in...