

Delightful 3 Bed property with pool, barn and woodland

EXCLUSIVE



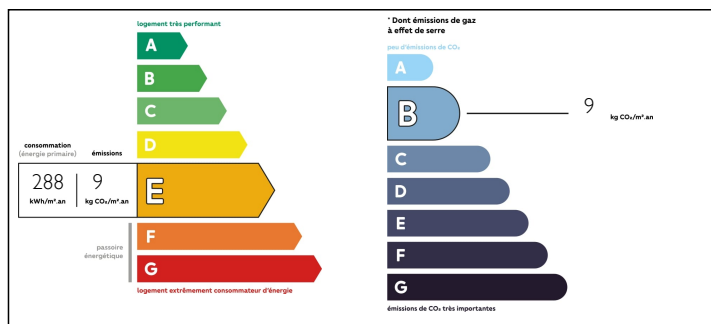
INFORMATION

Town:	Bossay-sur-Claise
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	114 m2
Plot Size:	3523 m2

IN BRIEF

This charming country cottage has a pool with a view and also comes with its own adjoining woodland that has a beautiful floral carpet in the spring. It has 3 bedrooms, with one being on the ground floor, a large kitchen/dining room with a separate living room, an entrance hall and a family shower room. The property sits in a small, tranquil hamlet just a short drive from Bossay sur Claise and is only around 10km from Yzeures sur creuse, which has all amenities and even closer is Preuilly sur Claise, which again has most amenities including a bar, bakery etc. The hamlet is around 35 km from the nearest TGV station and A10 motorway at Châtellerault and approximately 1 hr from 2 Ryanair served airports (Poitiers and Tours), as well as only between 4 and 6 hours drive from the main channel ferry ports.

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

On entering this characterful property you are greeted with exposed stone walls, old wooden beams and hand made floor tiles. Off the entrance hall to the right is a family shower room with original features and to the left is a staircase and also access into the living room which has a feature fireplace with an insert woodburner and also has some exposed stone walls and beams. Off this is the ground floor bedroom and also the large kitchen/dining room, which, although much more recent than the rest of the building, still has an exposed stone wall, wooden beams and also an attractive pot-belly woodburner. On the first floor, there is a large landing area with a velux window that currently has a bed at the far end with a curtain for privacy. Leading from the landing are 2 lovely bedrooms, one double and the other has a single bed at each end. The character on this floor is everywhere to be seen from the walls, to the doors, to the roof beams simply stunning! To the outside of the property there is a secluded, south facing gravelled patio, a large garden area with swimming pool with view out across open fields, a barn with a carport alongside it and also a boiler room and a shower room. The property also has a small area of woodland attached, the floor of which has wild cyclamen, bluebells etc. growing wild. It sits in a small,...

LOCAL TAXES

Taxe foncière: 600 EUR

NOTES