

Three bedroom, two bathroom house with courtyard garden in Faye la Vineuse. 360 DEGREE VIRTUAL TOUR AVAILABLE



## INFORMATION

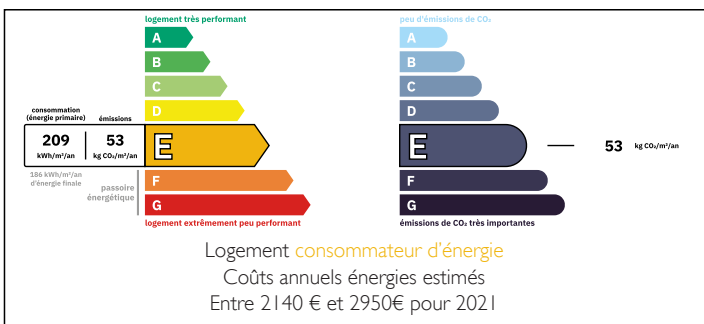
Town:	Faye-la-Vineuse
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	162 m2



## IN BRIEF

In the heart of the pretty medieval village of Faye la Vineuse, less than 10 minutes from Richelieu, this quirky three bedroom, two-bathroom house with garden is perfect as either a holiday home or a permanent residence. The village has a lively and creative community.

## 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

You enter directly into the living room (33m<sup>2</sup>) which has an open fire and windows to the front. To the rear of the room, you enter the kitchen (13m<sup>2</sup>) with door to the side of the property. Down a couple of steps, is a dining room (12m<sup>2</sup>) which has double doors to the courtyard garden. Off the dining room is a shower room (3m<sup>2</sup>) and WC (2m<sup>2</sup>). There are also steps which lead down to a cellar, (12.5m<sup>2</sup>) under the kitchen. Stairs lead from the dining room to another living room (23m<sup>2</sup>) with window to the courtyard and velux. Up a few more stairs, off a landing, is the first bedroom (11m<sup>2</sup>) with window to the courtyard and velux. Up a couple more stairs, off a corridor are two further bedrooms (14.5m<sup>2</sup> and 12m<sup>2</sup>), a bathroom (3m<sup>2</sup>) and WC (1m<sup>2</sup>).

Outside, the courtyard garden with outbuilding is accessed from the dining room and has exterior access to the side of the property.

Faye la Vineuse is a lovely village with a lively and creative community. It is situated 7km from the beautiful historic walled town of Richelieu, with its weekly market, shops, bars, restaurants, banks, post office, cinema and medical centre. There is easy access from the ferry ports at Caen Ouistreham (approx. 3 hours) and Le Havre (approx 4 hours.) Poitiers and Tours airports are both less than an hour away and serviced all year round by Ryanair to London Stansted; The TGV...

## LOCAL TAXES

**Taxe foncière: 260 EUR**

**Taxe habitation: 450 EUR**

## NOTES