LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A21162AKB37 Price: 395 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (376 190 EUR without fees)

Four bedroom home with wonderful gardens and stunning views near Charnizay.















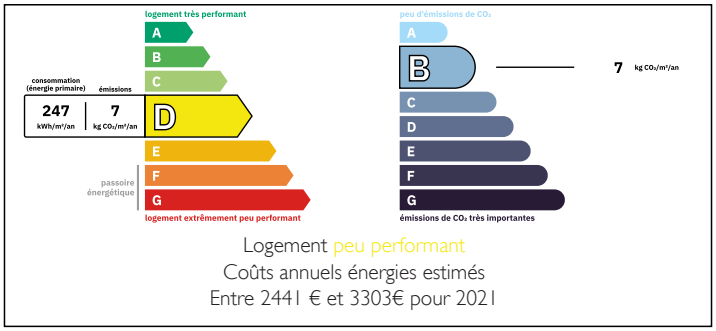
INFORMATION

Town:	Charnizay
Department:	Indre-et-Loire
Bed:	4
Bath:	4
Floor:	310 m2
Plot Size:	3879 m2

IN BRIEF

In a stunning and peaceful location, there are not enough superlatives to describe this beautiful four bedroom property set around a courtyard with outbuildings which is truly a gardener's delight.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2441 € et 3303€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **890 EUR**

NOTES

DESCRIPTION

Up a country lane, you find this wonderful home. Entering the first courtyard, there is an open barn (50m2), large enough to park three cars, which has two storerooms (6m2 each) to the side with an attic above. From a lawn, steps take you to a terrace from where you can access the bread oven (12m2). Continuing along the terrace, which overlooks the formal courtyard garden, you enter into the fitted and equipped kitchen (23m2). To the right is a snug (22m2) with wood burner and cupboard under the stairs and a door to the outside terrace. Off this room is a bathroom (5m2) with bath, basin and WC and bedroom (21m2) with cupboard and door to the outside terrace. To the left of the kitchen is a double height living room (42m2) with wood burner. A mezzanine sits above part of this room. Continuing through, there is an office (11m2) with cupboard under the stairs, a hall and utility room (12m2) with door to the courtyard and a shower room (4m2) with shower, basin and WC. From the hall, there is another room (32m2) currently used as a gym with doors to the rear garden and access to a storage room (15m2) with door connecting to the barn attached. The staircase from the snug leads to a landing (4m2) from which there are two bedrooms (25m2 and 23m2), the smaller bedroom has a cupboard and ensuite shower room (4m2) with shower, basin...