LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35161SOE37 Price: 851 000 EUR

agency fees to be paid by the seller

Renovated farmhouse with gite, outbuilding, barns and 9 hectares of paddocks and woods.















INFORMATION

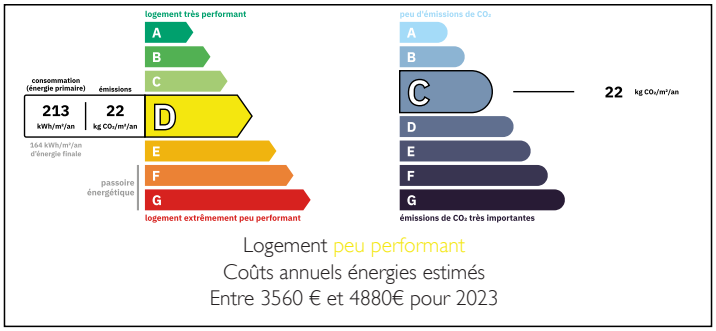
Town:	Bournan
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	90140 m2

IN BRIEF

The property is located in a valley overlooking the village of Bournan. The nearby towns of Ligueil and Saint Maure de Touraine have numerous shops, schools, restaurants and medical facilities. Tours is only 35 minutes drive to the north with high speed rail connections to Paris and Bordeaux, and the airport offers flights all year to the U.K.

The main property forms one side of an enclosed courtyard. The courtyard can be accessed via gates from a parking area. Also around the courtyard is a gite, a maison d'amis, a large barn with horse boxes, two further barns, access to a vaulted cellar under part of the main house and old kennels which have been converted to a boiler room. Outside the enclosed courtyard is an old bakery and a large metal...

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.

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LOCAL TAXES

Taxe foncière: **1801 EUR**

NOTES

DESCRIPTION

The Main House

A beautiful farmhouse constructed from tuffeau stone which is prevalent in the area. The property is accessed via a half glazed door into a very large entrance hall (19.5m2) which provides access to the two ground floor rooms, the laundry (3m2) and the staircase to the first floor. There are terracotta floor tiles throughout the ground floor.

On the right of the entrance are double glazed panel doors to the spacious sitting room (35m2) with a woodburner set in the large fireplace. There are windows giving views to the fields behind the property and into the courtyard. Under the sitting room, and accessed from the courtyard, is a vaulted cellar.

Off the left of the entrance hall is access to the very spacious open plan fitted kitchen and dining room (36m2). There is side access from the kitchen into the garden and views over the valley. There is a woodburner set in the fireplace.

Heating throughout the property is from central oil heating, woodburner or geothermal. Water from the wells is extracted and used for the washing machine and toilets.

The staircase has a half landing with access to a cloakroom with WC (1.8m2) .

On arriving at the first floor, one is struck by the size of the area with woodburner and high ceilings. This area (19.5m2) can have multiple uses including being used as an office area, children's area or reading area....