

Lovely 2/3 bedroom cottage with extensive gardens and large barns near St Flovier.

EXCLUSIVE



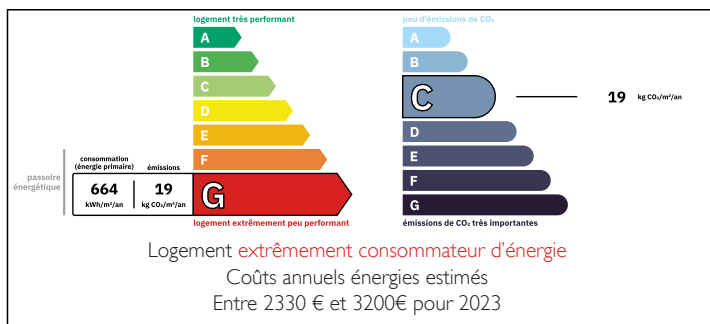
## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Saint-Flovier  |
| Department: | Indre-et-Loire |
| Bed:        | 3              |
| Bath:       | 1              |
| Floor:      | 85 m2          |
| Plot Size:  | 4107 m2        |

## IN BRIEF

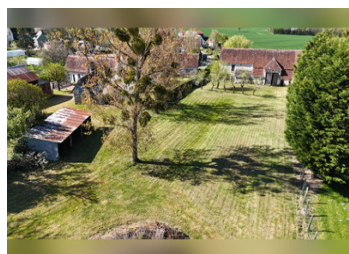
A gorgeous cottage, recently refurbished inside, with substantial gardens and a large stone-built barn plus further large outbuildings. Compliant fosse septique. The property is located in a quiet little hamlet not far from the Royal City of Loches (17km) where one will find everything one needs for day-to-day living. From Loches there is also a train to Tours.

## ENERGY - DPE



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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: 655 EUR**

## NOTES

## DESCRIPTION

The property sits in a peaceful hamlet of, perhaps, 30 houses and a few farms. It represents the rural idyll with far-reaching views in many directions, indeed the garden backs onto mainly arable farmland. The plot is level and has good access from its side road. The barns would make an ideal place for storage of cars, caravans, mobile homes or the like. The stone barn could be converted for many uses as it has different sized spaces and a substantial height within. It could easily accommodate a second level of accommodation. There is a grand space at ground level of perhaps 50 m<sup>2</sup>. Any change of use and changes in external appearance may require planning permission.

- Ground Floor.

Kitchen, dining and sitting areas (26.1m<sup>2</sup>) with inset woodburner, stone chimney and tiled floors. Oak beamed ceiling. To the right there is a preparation area/storage (5m<sup>2</sup>) and off that is the shower room and wc (3.6m<sup>2</sup>). From the kitchen, to the left is the master bedroom (16.5m<sup>2</sup>) and a further bedroom (11.5m<sup>2</sup>) or dressing room beyond. Behind the kitchen and dining area there is a further storage area (7.5m<sup>2</sup>) giving access to the boiler room (7.8m<sup>2</sup>). From the outside there is a further substantial bedroom (22.2m<sup>2</sup>) which could also be used as a superb hobby/crafting room.

There is a loft space over the entire house. This could be converted for additional space subject to the usual permissions.

- Barns and outbuildings.

Stone built barn with large space (~50m<sup>2</sup>) and three...