LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39261TAL37 Price: 260 000 EUR

agency fees to be paid by the seller

# Exceptional Family Home with Separate Apartment, Garages and Enclosed Gardens in Idyllic Location

EXCLUSIVE







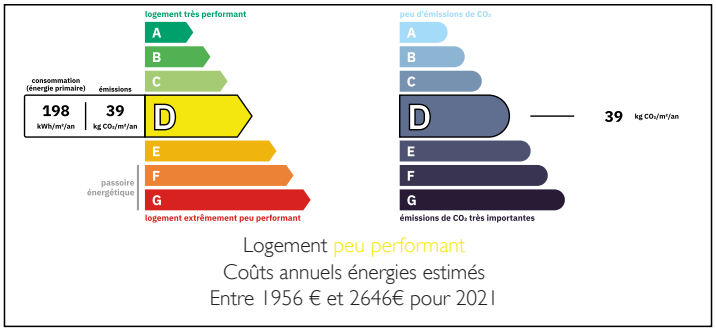








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1956 € et 2646€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Abilly |
| Department: | Indre-et-Loire |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 147 m2 |
| Plot Size: | 2000 m2 |

## IN BRIEF

Delightful Village Home with Independent Apartment, Double Garage & Enclosed Garden – Near Descartes

Set above the peaceful Claise Valley, this spacious property combines charm and comfort. The main house offers a Provençal-style kitchen (21 m²), open-plan living/dining (31 m²), a ground-floor bedroom with dressing room and bathroom. Upstairs: two bedrooms with Juliet balconies and a shower room.
The independent apartment includes its own entrance/kitchen with wood-burning insert, living room, bedroom, shower/WC, and private terrace.
Outside: enclosed garden, double garage with upper level (studio or office potential), additional garage, barn and smaller outbuildings, off-road parking and extra fenced garden.

Amenities in the village, full services in Descartes (5

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:** | **1317 EUR** |

## NOTES

## DESCRIPTION

Perched on a gentle slope just above the River Claise in the Touraine, this spacious and welcoming home offers the perfect blend of tranquility and convenience. From the moment you pass through the gates, it feels like home. A detached double garage (35m²) provides easy parking or storage, and you can drive right up to the kitchen to unload groceries with ease.

Inside, the property features a generous Provençal-style kitchen (21m²), an open-plan living and dining area (18 + 13m²) featuring a stone fireplace with insert wood burner, a large ground-floor bedroom (17.5m²) with adjoining dressing room (11m²), and a bathroom (10m²) with bath/multi-jet shower cabin combination, washbasin and WC. Through the kitchen, a boiler room (7m²) and lean-to laundry (8m²) plus fuel storage room (9m²). Upstairs, a spacious landing (10m²) leads to two further bedrooms (17m² and a whopping 29m² at floor level), each with a Juliette balcony, and a second bathroom with shower, washbasin and WC (5m²).

The mature, fully-enclosed garden is peaceful and private, bordered at the rear by a green lane that leads down to the village or up to a stunning viewpoint over the Claise valley. From the upper garden, you can access the garage's upstairs level (35m at floor level) - ideal for a studio, games room, or home office.

At street level (below the main garden level, which effectively functions as a second "ground" floor thanks to the slope of the land), a separate entrance leads to a...