

## Characterful 3 bed house with enclosed courtyard enjoying beautiful views of the church and monastery



## INFORMATION

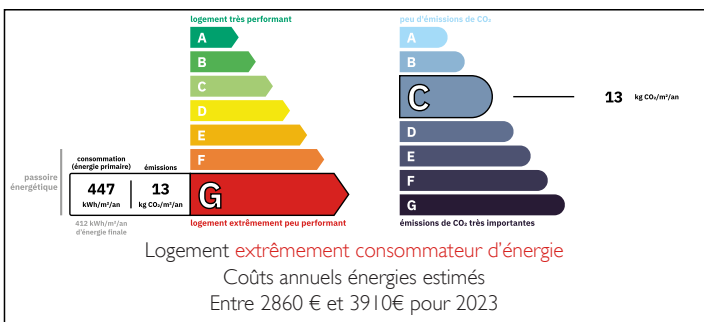
Town:	PreUILly-sur-Claise
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	152 m <sup>2</sup>
Plot Size:	271 m <sup>2</sup>

## IN BRIEF

This well maintained property has an entrance hall with a cloakroom/wc that leads into a reception room with a feature fireplace, white painted beams and access out into the courtyard. A large "L" shaped living room comes next with a wood burner and electric underfloor heating and a study (or ground floor bedroom) off that. Then comes a kitchen/dining room which also has access out into the courtyard and finally a laundry and storage space completes the ground floor. A staircase from the reception room leads to the first floor which has a landing/corridor giving access to a family bathroom, separate wc and 3 good sized bedrooms, one with ensuite shower facilities. The courtyard has beautiful views of the church and monastery and gives access to a workshop, wood shed and garage. PreUILly sur Claise has most amenities,...



## 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.



## DESCRIPTION

This Characterful 3 bed house sits on a quiet road within walking distance of all of the amenities Preuilly sur Claise has to offer. The property has an enclosed and secure courtyard enjoying beautiful views of the church and monastery and has been renovated throughout to a high standard, retaining original features while modernising the kitchen and bathrooms and adding new electrics, plumbing, insulation and underfloor heating. There is a large entrance hall with cloakroom and toilet. The kitchen has new units with new oven and glass cooking hob on a bespoke central island unit, newly tiled floor, fully insulated high ceiling. The adjoining dining room has large tri-fold doors opening out onto the courtyard allowing easy outside dining. There is a large living room with beamed ceiling, and large wood burning stove with back boiler heating the upstairs radiators. Underfloor electrical heating under re-laid original tomette tiles. A study (or ground floor bedroom), laundry and storage space completes the ground floor. On the first floor, there is a spacious bathroom which has a new solid oak floor with electric underfloor heating, a high ceiling and is finished to a high standard with luxurious solid travertine tiling. The large master bedroom also has a high ceiling showing exposed beams and with velux windows offering views of the church spire and an en suite shower room with large shower, beamed ceiling and new solid oak floor again with electric underfloor heating and solid...

## LOCAL TAXES

Taxe foncière:

580 EUR

## NOTES