LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40422SOE37 Price: 424 500 EUR

agency fees to be paid by the seller

A beautiful home with uninterrupted views of the ancient Royal City of Loches

INFORMATION

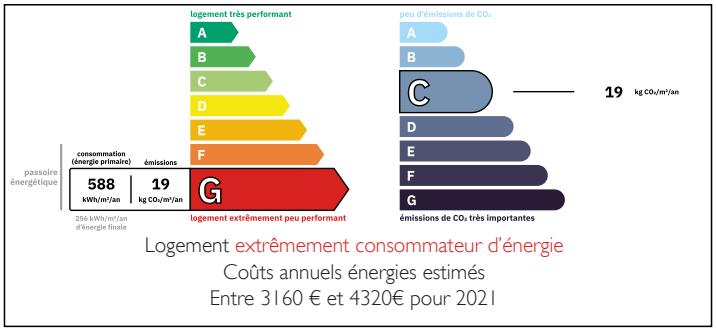
Town:	Loches
Department:	Indre-et-Loire
Bed:	2
Bath:	2
Floor:	127 m2
Plot Size:	4026 m2

IN BRIEF

A beautiful property located in the heart of the ancient city of Loches. The walls of the city form the boundary of part of the extensive gardens. The property is approached through huge gates into the walled garden.

The property, constructed of stone, is set over three levels. It has been recently refurbished to create a beautiful home. Lots of period features have been retained such as the beautiful fireplace, the oak staircases and wooden windows.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3160 € et 4320€ 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:	**1201 EUR**

NOTES

DESCRIPTION

On entering the grounds of the property, the house rises up on the left. The parking area leads to a grassed path to the front of the property. Double doors with a wrought iron grill open onto the hallway (12.6m2). A door leads through to a room (11.6m2) with an ancient fireplace and then through to the studio room (19.2m2). The studio on the ground floor has a private shower room and toilet (6.4m2). There is a separate dressing area, and a staircase lowers from the ceiling to give access to a mezzanine area 8.6m2) above the bathroom which could be used as a sleeping area. This would be perfect for letting, guests or an office area.

A stone stairwell with tiled stairs leads to the large open plan first floor (34m2). On one side is a fitted kitchen. The room has a wall of windows and a door leading to a balcony which looks out to the castle walls and the collegiate church of St Ours. There is a beautiful fireplace with the original metal closure. A window looks out over the town towards Beaulieu-les-Loches. One major feature of the room is the elegant solid wood parquet flooring. Past the kitchen is a hallway with doors to a toilet and a laundry area (7m2) with plumbing for a washing machine.

There are two staircases from the main salon. One leads to a...