

## 2 Beautifully renovated properties set in a tranquil hamlet yet close to towns and villages with all amenities

### EXCLUSIVE



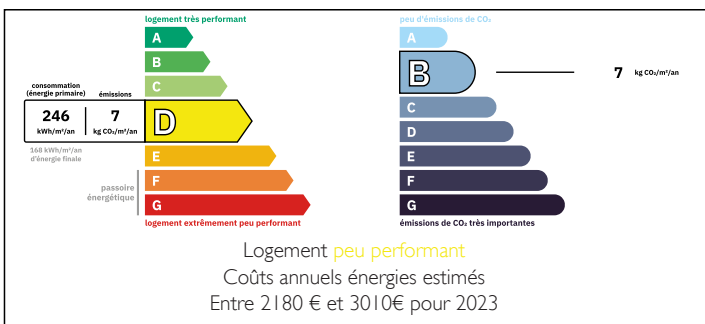
### INFORMATION

Town:	Charnizay
Department:	Indre-et-Loire
Bed:	5
Bath:	4
Floor:	294 m2
Plot Size:	3668 m2

### IN BRIEF

Both properties have large gravelled parking areas in front of them and there are also 2 lawned areas, a garage, workshop and sauna. The first property has an entrance hall with cloakroom, off to the left is a large living/dining room with an office and a mezzanine level and features a large fireplace with a wood burner as well as exposed stone walls and wooden beams. Off to the right is the large kitchen/dining room, which features hand made floor tiles and a Rayburn stove. To the first floor there is a shower room and 2 good sized bedrooms with exposed roof beams. The second property is split into 2 gites with a shared laundry room. The largest has an entrance hall, shower room, living room and a kitchen/dining room with lockable access to the laundry room and...

### 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

The property sits in a quiet hamlet close to a village which has a restaurant, bakery etc. Is only around 10mins from the nearest supermarket and hospital as well as only 30 minutes from the nearest TGV station at Châtellerault, just over 1hr from 2 Ryanair served airports (Poitiers and Tours) and also only around 4 hours to the western Channel ferry ports and 5 1/2hrs from Calais.

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## LOCAL TAXES

Taxe foncière:

1697 EUR

## NOTES