

4 bed main house with a 1 bed guest house, several large outbuildings and around 9 acres of land in one lot

EXCLUSIVE



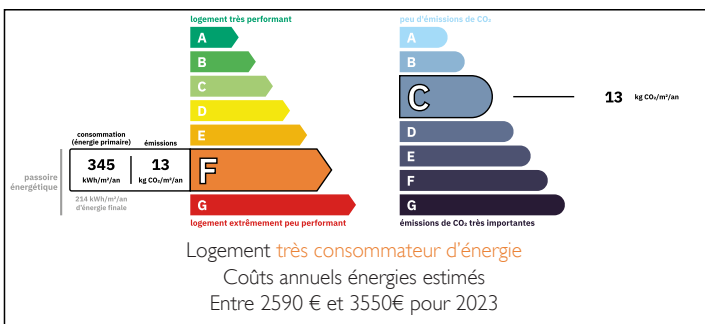
INFORMATION

Town:	Le Grand-Pressigny
Department:	Indre-et-Loire
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	37000 m2

IN BRIEF

This characterful property has a main house with 4 bedrooms and 2 bathrooms, a 1 bed guest house, both retaining original features. It has numerous outbuildings including 2 large barns and an open sided hangar and sits in around 9 acres of flat pastureland with no near neighbours and would be suitable for horses and also pets as there is no passing traffic. The property sits just outside Le Grand Pressigny, which has most amenities including bar/restaurants, bakery, post office, bank etc. and is within easy reach of the UK being only 30km from the TGV station at Châtelleraut, less than an hour from Tours and Poitiers airports and under 4hrs drive from 3 different Channel ferry ports. It is also close to all of the spectacular Loire Valley Chateaux.

ENERGY - DPE



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.



DESCRIPTION

Well situated on a single plot of around 9 acres of land, isolated with no passing traffic yet just a stones throw from the lovely town of Le Grand Pressigny, which has amenities including bars/restaurants etc. as well as the chateau/museum and a weekly market in the town square. It also comes with a gite which, if you choose to rent it out in the summer, should easily cover annual expenses. The main house has a large living room with a feature fireplace, hand made floor tiles, exposed stone walls and wooden beams and a staircase at the rear, which leads to 2 good sized bedrooms and a family bathroom which also has a shower. Off the living room comes the kitchen, which also has hand made tiles and exposed wooden beams, then we have a cloak room, pantry then and an entrance/utility room with a separate wc. The second part of the main house, which can be separated off and with the addition of a kitchen could be self-contained, consists of a large dining room, which has direct access out onto the patio area at the rear of the property, another large living room and a storage/ironing room, which could be used as a ground floor bedroom, if required. A staircase from this living room leads to 2 more good sized bedrooms and a family bathroom. Completely separate is a guest house with an open plan living space with a kitchen, hand made...

LOCAL TAXES

Taxe foncière:

571 EUR

NOTES