LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45382RPD37 Price: 645 000 EUR

agency fees to be paid by the seller

LOIRE VALLEY Character farmhouse complex in excellent condition with gîte, heated pool and one hectare grounds















INFORMATION

Town:	Luzé
Department:	Indre-et-Loire
Bed:	8
Bath:	6
Floor:	453 m2
Plot Size:	9980 m2

IN BRIEF

In the heart of South Touraine, in unspoilt countryside with no overlooking neighbours, this beautifully renovated former farmhouse offers two independent homes set in around one hectare of grounds.

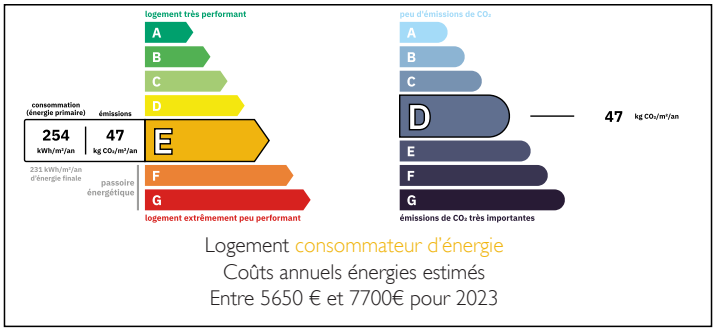
Original stone, exposed beams and generous volumes combine with a high-quality renovation: a rare property, ready to move into with no work required.

A main house with vast reception rooms, a fully self-contained second home for family and guests, a heated pool facing open countryside, a landscaped courtyard and an enclosed garden.

Just 5 minutes from shops, between Richelieu and Sainte-Maure-de-Touraine.

A characterful property ideal as a main residence or family home, with genuine guest-hosting potential.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5650 € et 7700€ pour 2023

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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NOTES

DESCRIPTION

In the heart of South Touraine, set in unspoilt countryside with no overlooking neighbours, this beautifully renovated former farmhouse comprises two independent homes within around one hectare of grounds.
A rare property that blends the charm of old stone and generous proportions with the comfort of a quality renovation, ready to move into, with no work required.

The main house (approx. 245 m²)

Entry is through a bright breakfast room opening onto the courtyard, terrace and pool, leading to a fitted kitchen overlooking the garden.
The dining room opens into a spectacular reception room of around 70 m², featuring a magnificent stone fireplace, exposed beams, double-height ceiling and elegant arched windows onto the garden.
The ground floor also offers a bedroom with en-suite shower room. Upstairs, two spacious bedrooms enjoy generous storage and a bathroom, one with access to a roof terrace.

The independent second home (approx. 208 m²)

Arranged around the courtyard, facing the main house, this second dwelling is entirely self-contained: perfect for hosting family and friends in privacy, or for a guest-hosting venture.
It comprises a characterful kitchen with traditional terracotta floors, a warm sitting room with wood-burning stove, several bedrooms (some en-suite), a library and a separate games room.

The grounds

A landscaped courtyard elegantly links the two houses. To the rear, an enclosed garden offers covered dining areas, a barbecue, a pizza oven and a recently re-lined heated pool (10 × 4.5 m), all facing open views over fields and woodland.
The largely lawned grounds also...