LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45657JCC37 Price: 193 000 EUR

agency fees to be paid by the seller

Beautifully Renovated 3-Bedroom Village Home Just Steps from the Loire River















INFORMATION

Town:	Chouzé-sur-Loire
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	115 m2
Plot Size:	132 m2

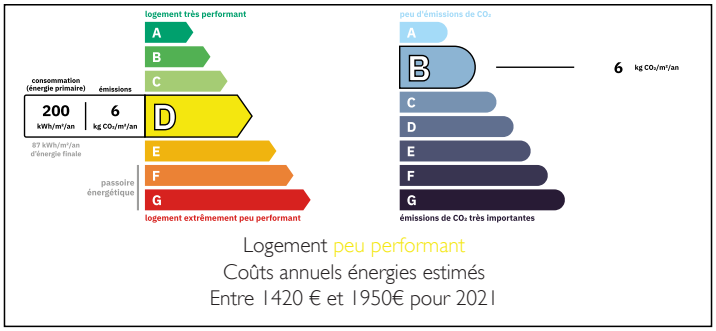
IN BRIEF

Nestled in the heart of the picturesque village of Chouzé-sur-Loire, just moments from the banks of the majestic Loire River, this beautifully renovated character home offers the perfect blend of authentic French charm and modern comfort.

Behind its traditional façade, the property unfolds over three levels, featuring inviting living spaces, three bedrooms, and a stunning top-floor master suite tucked beneath the eaves. The private patio, complete with a covered terrace and spa, creates a peaceful retreat for long summer evenings and relaxed outdoor living.

With local shops and amenities on your doorstep, beautiful riverside walks just a few steps away, and easy access to Bourgueil, the train station, and the A85 motorway, this is an ideal home for those seeking the relaxed French lifestyle, whether as a permanent residence, a holiday escape, or a ready-to-enjoy investment in the heart of...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1420 € et 1950€ 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:	**878 EUR**

NOTES

DESCRIPTION

Just moments from the banks of the Loire River, in the charming village of Chouzé-sur-Loire, this beautifully renovated period home offers approximately 115 m² of living space, combining authentic French character with the comforts of modern living.

Set over three levels, the property features a welcoming living and dining room centred around a traditional fireplace, creating a warm and inviting atmosphere throughout the seasons. The fully fitted and equipped kitchen opens directly onto a private, secluded patio, complete with a covered terrace and spa, an ideal setting for al fresco dining, entertaining friends, or simply unwinding after a day exploring the region.

The first floor offers two comfortable bedrooms with built-in storage, a home office or occasional guest room, and a contemporary shower room. Occupying the entire top floor, the charming principal suite is nestled beneath the eaves and benefits from a dressing room and private bathroom, providing a peaceful retreat with plenty of character.

The property is fully equipped for easy, year-round living, with double glazing, efficient electric heating, fibre-optic internet, and mains drainage already in place.

Located in the centre of the village, shops and everyday amenities are within easy walking distance, while the renowned wine town of Bourgueil is just 5 minutes away. Surrounded by some of the Loire Valley's finest vineyards and winemakers, the property enjoys an enviable position in one of France's most celebrated wine regions.

Perfectly placed for discovering the treasures of the Loire Valley, many of the region's iconic châteaux, including Saumur,...