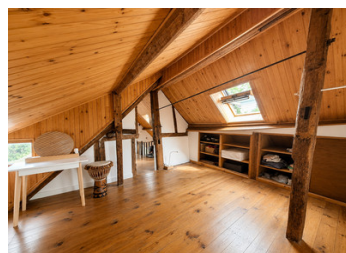


Charming renovated stone longère — Authentic Touraine, modern comfort — 10 min Langeais



INFORMATION

Town:	Langeais
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	133 m ²
Plot Size:	900 m ²



IN BRIEF

Just 10 minutes from Langeais, in the heart of the Touraine, discover this authentic 1680 stone longère, beautifully renovated to offer the charm of old combined with all modern comforts.

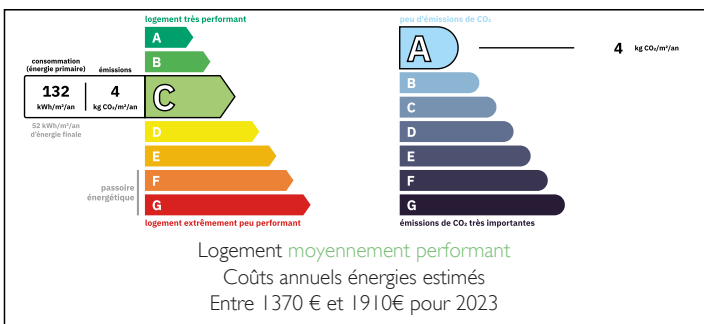
133 sqm of living space, ground-floor master suite, two bedrooms and an office upstairs, fitted kitchen and fireplace.

High-end features: air/water heat pump, underfloor heating, fibre internet, double glazing.

All set on a wooded plot of 890 sqm with an outbuilding, two cellars and an old greenhouse.

A rare opportunity for lovers of stone, character properties and the peaceful Loire Valley lifestyle.

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

Authentic stone longère — Character, charm and modern comfort — Near Langeais (Touraine, Loire Valley)

Just 10 minutes from Langeais and its shops, in the peaceful hamlet of Les Essards, come and discover this beautiful 133 sqm stone longère dating from 1680, almost entirely renovated to offer all the modern comforts without sacrificing the authentic character of the past.

A LIVING SPACE FULL OF CHARACTER

As soon as you step inside, the charm takes hold: exposed beams, raw stone walls, generous volumes and a warm living room with a fireplace, perfect for long winter evenings. The separate fitted kitchen naturally extends the living space and opens onto the garden.

RARE AND PRACTICAL SINGLE-LEVEL LIVING

On the ground floor, single-level living offers a master suite with bathtub, a modern shower room with walk-in shower, and a separate WC. A sought-after configuration that allows comfortable daily living all on one level, particularly appreciated by retirees and international buyers.

A BRIGHT UPSTAIRS FOR FAMILY

Upstairs, two bright bedrooms welcome family or guests, and an office offers a true additional room, perfect for remote working or a creative studio.

A WOODED GARDEN AND OUTBUILDINGS

Outside, enjoy a wooded garden of 890 sqm, ideal for family moments or quiet relaxation. A small outbuilding, two vaulted cellars and an old greenhouse complete this property, plenty of spaces to store, tinker, grow or simply enjoy.

NOTES