

Contemporary thatched cottage



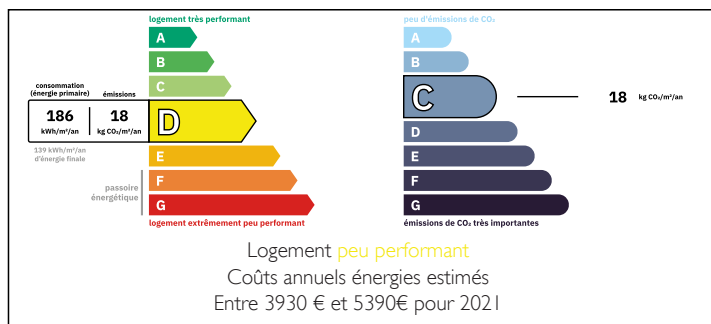
INFORMATION

Town:	Montbazon
Department:	Indre-et-Loire
Bed:	5
Bath:	4
Floor:	253 m2
Plot Size:	4576 m2

IN BRIEF

Nestled in a quiet, elevated spot in Montbazon, this renovated thatched-roof house offers a bright, airy living space that opens onto the gardens, seamlessly blending indoor and outdoor living amidst the wooded surroundings. Each ground-floor bedroom features its own shower room, while the master suite occupies the upper level. A contemporary, fully glazed timber-frame extension houses a multi-purpose room complete with a sauna and shower, accessible independently from the main house. Comfort is ensured by a combination of gas heating, a wood-burning fireplace, and reversible air conditioning. A unique property well worth an early visit.

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.



LOCAL TAXES

Taxe foncière: 4212 EUR

NOTES

DESCRIPTION

Entering the property through the motorized wrought-iron gate, a driveway leads beneath the trees to an enclosed garage and a carport. Adjoining this area is a glazed workshop, offering the perfect space for artistic pursuits. The main entrance is located on the northeast side, approached via a gravel path winding between flowerbeds and a stone well with a thatched roof.

Stepping inside, you face the kitchen and immediately appreciate the view of the south-facing pergola and pool deck. The kitchen is well-equipped with a ceramic cooktop, electric oven and extractor hood, American-style fridge, and wine cooler. This practical, well-designed preparation area easily accommodates multiple cooks.

To the left lies a curved living room featuring stunning oak flooring and a staircase leading to the master suite. The upper level comprises a spacious bedroom with a walk-in closet, a contemporary bathroom (with bathtub, shower, and toilet), and a smaller bedroom.

The living room features a contemporary dual-view wood-burning fireplace, creating a cozy atmosphere on winter evenings. On the south side, a vast conservatory serves as an additional living area. Flooded with light, it is equipped with reversible air conditioning for year-round enjoyment. Large oak floorboards provide underfoot comfort and enhance the room's ambiance.

On the other side of the kitchen, there is a toilet and three ground-floor bedrooms, each equipped with a sink and shower. A hallway leads to a contemporary extension that creates the feeling of being outdoors all year round. This expansive living space also features reversible air...