

Character 4-bed property and outbuildings, village centre of Le Liège, just 16km from Loches, Loire Valley 37



INFORMATION

Town:	Loches
Department:	Indre-et-Loire
Bed:	4
Bath:	1
Floor:	175 m2
Plot Size:	536 m2

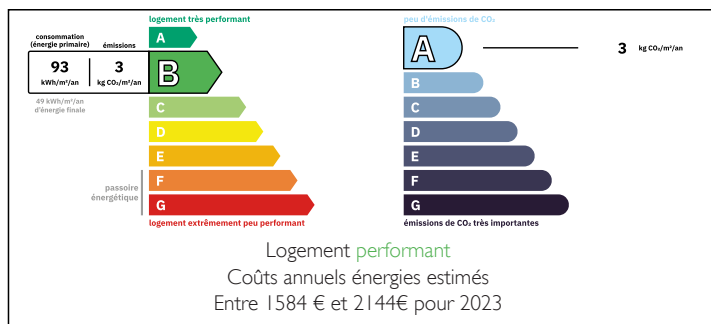
IN BRIEF

Located in the heart of the charming village of Le Liège, just 16km from the beautiful medieval town of Loches, this delightful four-bedroom character home combines traditional French charm with modern energy efficiency. Offering generous living space, substantial outbuildings and a surprisingly private setting, it is an ideal permanent home, holiday retreat or investment property in one of the Loire Valley's most sought-after areas.

The picturesque village of Le Liège offers a traditional boulangerie and a peaceful fishing lake, perfect for picnics, leisurely walks or relaxing afternoons.

Just a short drive away, the historic town of Loches is one of the Loire Valley's most popular destinations, renowned for its impressive medieval château, lively weekly market, excellent restaurants, cafés, supermarkets, schools and a full range of

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

Inside, the property immediately impresses with its authentic character. The spacious, light-filled kitchen benefits from windows on two sides, creating a bright and welcoming space for family meals and entertaining. The charming living room features exposed stonework, a beautiful open stone fireplace and a split-level design that naturally separates the dining area from the lounge, adding warmth and personality throughout.

The accommodation is flexible and well suited to family living or hosting guests. On the ground floor, there is a comfortable bedroom with hand basins adjoining, together with sufficient space to install a shower if desired, making single-level living a realistic option. The upper floors provide two interconnecting bedrooms on the first floor, while the second floor offers a further independent bedroom together with access to a large attic that could be converted into additional living accommodation, subject to any necessary permissions.

Because the house sits at right angles to the road rather than directly alongside it, the property and the garden enjoy a peaceful atmosphere - The enclosed garden provides a wonderfully private and secluded setting despite the property's central village location.

The extensive outbuildings are a major advantage. A substantial barn at the rear offers exceptional storage, workshop space or potential for future projects, while a traditional stone outbuilding at the front adds further versatility. Attached to the house is an enormous utility room/workshop, ideal for hobbies, DIY enthusiasts, cyclists or anyone requiring additional practical space.

The property has also benefited from significant recent investment. Installed...

LOCAL TAXES

Taxe foncière: 1076 EUR

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