LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46309AKB37 Price: 462 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (440 000 EUR without fees)

Elegant 16th century former cloister with 4 bedrooms, 3 bathrooms and enclosed park in Champigny sur Veude















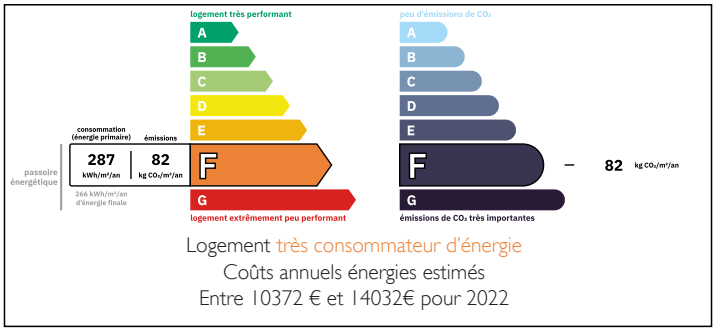
INFORMATION

Town:	Champigny-sur-Veude
Department:	Indre-et-Loire
Bed:	4
Bath:	3
Floor:	300 m2
Plot Size:	1752 m2

IN BRIEF

Dating from the 16th century, this magnificent former cloister occupies a prime position in the heart of Champigny sur Veude. Rich in architectural heritage, the property showcases exceptional period features, including a sculpted 17th century stone staircase, impressive fireplaces, tomette tiles and exposed beam s. The interiors offer generous, beautifully proportioned spaces ideal for both refined living and effortless entertaining. Outside, an idyllic walled park extends across the grounds, enhanced by century old trees and a tranquil stream that meanders along the far edge of the garden — a rare combination of privacy, charm, and timeless character.

ENERGY - DPE



Logement très consommateur d'énergie

Coûts annuels énergies estimés

Entre 10372 € et 14032€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1559 EUR**

NOTES

DESCRIPTION

Crossing the enclosed front garden, you enter into the entrance (7 m²). Ahead is a room used as a study (12 m²) with fireplace and double doors to the rear garden. To the right is the living room (28 m²) with 17th century fireplace and windows to both the front and rear gardens. Back in the hall, off a corridor (6 m²) is the dining room (25 m²) with a fireplace, fitted cupboard and window and door to the rear garden. A door from the dining room opens to a hall (7 m²) with door to the rear garden. Continuing through is the fitted and equipped kitchen (29 m²) with cosy dining space and 16th century feature fireplace. A door leads on to the conservatory (31 m²) which opens to the rear south-facing garden; Double doors also lead out to the front courtyard garden. Back off the corridor is a WC (2 m²) and space with wash handbasin (1 m²). A door gives access to the garage (38 m²).
Up the 16th century stone spiral staircase to the first floor, to the left of the stairs, off a landing (1 m²) is a corridor (8 m²) with windows over the front garden. Starting at the end of the corridor, there is a walk-in closet (2 m²) The first bedroom (23 m²) has fitted cupboards and a fireplace. There is then a bathroom (14 m²) with bath, shower and sink. The second bedroom (23 m²) has...