

Charming 120m2 home with 3 bedrooms, one bathroom, a double garage, a garden with terrace and even a cave.

EXCLUSIVE



INFORMATION

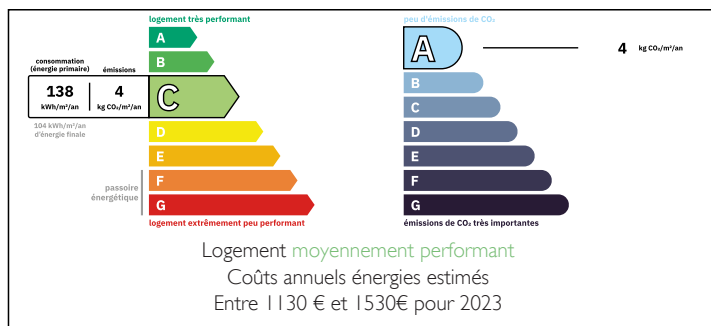
Town:	Cerelles
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	119 m2
Plot Size:	1048 m2

IN BRIEF

Discover this detached family home of 120m2 with fully equipped kitchen, 3 bedrooms, bathroom (redone in 2025) with walk in shower and bath. A spacious garage divided into two spaces, that can hold multiple vehicles and has a convertible attic above. Heat pump from 2023. A terrace connecting to the kitchen to appreciate meals outside.

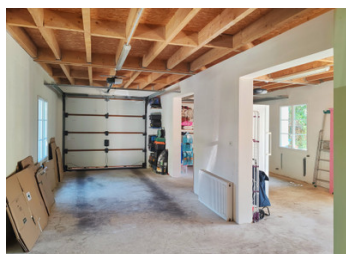


ENERGY - DPE



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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.



DESCRIPTION

This accommodation has 120m² of habitable space. Initially built in 1900, this home benefits from a good energy rating DPE C and GES A (06/2026), thanks to its double glazed windows, quality of the insulation and the heat pump installed in 2023.

On the ground floor, a fully equipped kitchen (22m²), a reception room used as a dining/living room with wood stove, a new bathroom from 2025 (8m²) with walk-in shower and bath, a second living space (24m²) with adjoining door to the garage, a toilet with sink (2m²), as well as a room (3m²) currently used as a sewing room, that, thanks to the connection of water supply and drains, can be used as a utility.

Upstairs, the landing with integrated cupboard leads to 3 bedrooms with windows with calming views of the garden.

The land included with the property offers a spacious garden with a terrace, a shed to store garden equipment, that could potentially house a jacuzzi. A tarmac courtyard with electric gate leads to the garage and a shelter to store wood and a trailer. Behind the shed, there is additional space that would be perfect for a chicken coop.

Added bonus, a cellar dug in tuffeau stone, on the other side of the path for wine enthusiasts.

Despite the calm environment and the size of the garden, there is a bus stop nearby. A bakery, a newsagent, an osteopath's practice and a florist are within 5 minutes on foot.

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