LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46932AKB37 Price: 350 000 EUR

agency fees to be paid by the seller

Five bedroom 19th century farmhouse with swimming pool and outbuildings in a hamlet near Assay.















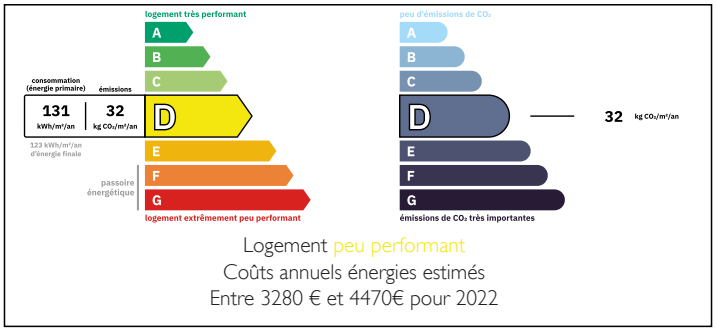
INFORMATION

Town:	Assay
Department:	Indre-et-Loire
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	7835 m2

IN BRIEF

If you are looking for private space to relax in a peaceful location, this charming farmhouse which is situated at the end of a lane in a small hamlet close to the village of Assay offers five bedrooms, two bathrooms, generous living space and over 7000 m² of land.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3280 € et 4470€ 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.

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LOCAL TAXES

Taxe foncière:	**1533 EUR**
Taxe habitation:	**1214 EUR**

NOTES

DESCRIPTION

At the end of a lane, you enter through gates into the courtyard. The house is in front of you.

You enter directly into the dining room (29 m²) with window to the courtyard. To your left, is the living room (34 m²) with fireplace. A door from this room leads out to the garden. Continuing through is a bedroom (22 m²) with window to the garden and door and window out to the courtyard. This bedroom benefits from an ensuite bathroom (13 m²) with bath, shower and double sinks, a separate WC (2 m²) and large cupboard (2 m²). Back in the dining room, to the rear is the fitted kitchen (17 m²) which was refurbished in 2023. There is a window and door to the garden. Continuing through, off a corridor (5 m²) is the boiler / laundry room (4 m²), another room (17 m²) which could be used an an office or games room. Off a separate corridor (5,5 m²) which gives access to the garage is a WC (2 m²). From the dining room, the staircase leads to the first floor. Off a corridor (12m²) are four bedrooms (12m², 12m², 14 m² & 19 m²), a bathroom (6m²) avec shower, bath and sink and separate WC. 1 m²)

The property benefits from a number of outbuildings, all attached to the house. The garage (41 m²) has a room used as a wine cellar within it and an attic space above. A...