

19th century manoir with 2 holiday cottages, swimming pool set in an enclosed park in Cravant-les-Côteaux

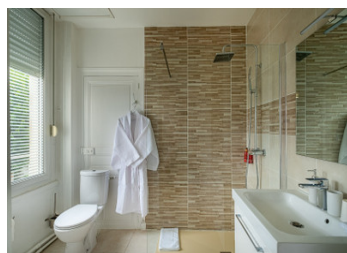
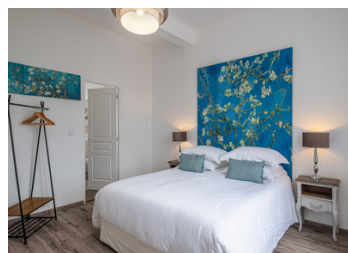


INFORMATION

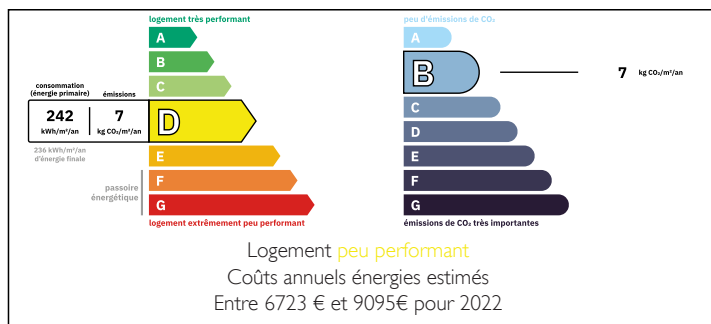
Town:	Cravant-les-Côteaux
Department:	Indre-et-Loire
Bed:	12
Bath:	9
Floor:	450 m2
Plot Size:	7007 m2

IN BRIEF

Close to the medieval town of Chinon and on the edge of the village of Cravant les Coteaux, opportunity to acquire this attractive 19th century manor house, currently operating as a bed and breakfast but which would also make a lovely family home which is set in an enclosed park and benefits from a heated swimming pool and two two-bedroom holiday cottages.



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

Through wrought iron gates, you enter into the park. The manor house is in front of you.

You enter the manor house into the entrance hall, at the rear of which is a WC and walk-in cupboard. To the right is a bedroom (21 m²) with en-suite shower room comprising a shower, washbasin and WC. To the left, a sitting room (19 m²) which provides a pleasant space to relax. Beyond the sitting room, a vestibule, currently used as an office, leads into the living/dining room (48 m²). The living area features a fireplace fitted with a pellet-burning stove. To the rear, the dining area is situated in a contemporary extension, with patio doors opening onto a terrace (approx. 100 m²), finished with travertine tiles. This space is ideal for outdoor dining and entertaining. Positioned above the heated swimming pool (10 x 4), the terrace overlooks the garden. The fitted kitchen (15 m²) is accessed from the main living area, via the adjoining pantry (6 m²). A further door from the kitchen gives access back to the entrance hallway.

The staircase from the entrance hall leads to the first-floor landing, which also features a large walk-in cupboard. This floor comprises two bedrooms, (each 21 m²), both have en-suite shower rooms equipped with a shower, washbasin and WC. Also on this floor is a family suite, currently used by the owners as their private living accommodation. It consists of two bedrooms (20 m² and 30 m²),...

LOCAL TAXES

Taxe foncière: 2821 EUR

NOTES