LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48643CFI37 Price: 355 425 EUR

agency fees included: 5 % TTC to be paid by the buyer (338 500 EUR without fees)

5 bedroom 2 bathroom tuffeau stone house in the heart of a village near Chinon; small pool, garden, cellars















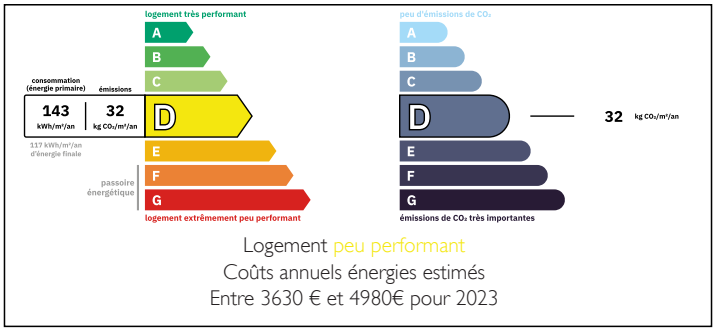
INFORMATION

Town:	Savigny-en-Véron
Department:	Indre-et-Loire
Bed:	5
Bath:	2
Floor:	299 m2
Plot Size:	305 m2

IN BRIEF

LOIRE VALLEY close to Chinon and Saumur
Attractive 'tuffeau' stone village house - traditional to the area - in move-in condition.
Currently set up with four bedrooms and a playroom it makes an ideal family house with plenty of entertaining space ont he ground floor. The rooms are spacious, the kitchen is modern and bespoke, and the finishings are to a high quality standard.
The local primary school is very close by, and the school bus stop for higher levels is across the road. There are a couple of local shops in walking distance from the house (bakery and café notably) and it's only a short, pleasant walk to the local park, the Loire à Vélo cycle path, and the riverside.
The village is situated in a triangle of three big cities Tours, Angers and Poitiers, all accessible in less than an...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3630 € et 4980€ pour 2023

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48643CFI37 Price: 355 425 EUR

agency fees included: 5 % TTC to be paid by the buyer (338 500 EUR without fees)







NOTES

DESCRIPTION

Village house, with entrance up a couple of steps direct from the pavement. Quiet road with plenty of parking opposite, and a garage.

Ground floor

Spacious entrance hall : 2,5m x 4,8m with WC under the stairs and a pull-out shoe storage drawer

To the right is the fitted kitchen 2,5m x 5,4m - made up of hand made base units with a ceramic worktop and a large window to the front. Space for dining table and chairs. Door to garage.

To the left of the entrance hall is the dining and sitting room which runs front to back the length of the house 4,8m x 10,1m. It has an open fireplace and original stone wall.

To the rear of the house is a conservatory (5,8m x 3,7m) with Velux windows and 4 large glass doors opening to the garden, a pellet burner makes this space useable all year round.

Second door from the conservatory returns to the entrance hall passing by the staircase leading to the cellars.

First floor

Bedroom 1 : double en-suite with french windows to the balcony overlooking the garden (4,7m x 3,3m bedroom with roomy storage cupboards, plus 2,7 x 1,8 shower room comprising shower and double vanity unit)

Bedroom 2 : double with en-suite WC and basin, with a large window and a light well (approx 15m2 4,4 x 2,8 plus en-suite)

Bedroom 3 : 3,7 x 3,0 with large window

Bedroom 4 : 3,0 x 3,9 with 2 large windows

Bathroom : 2,7 x 2,6 comprising shower, bath,...

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