



## Well renovated character 4 bed house and 3 en-suite gîte, outbuilding, land 7219m<sup>2</sup>



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 469,395.24

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Centre-Val de Loire
Plaats:	Ligueil
Postcode:	37240
Geplaatst:	11-02-2024
Omschrijving:	

**In a hamlet in the Touraine countryside, 5mins from amenities, a character property with a main house, gîte and large open barn. The main house (approx. 166m<sup>2</sup>) has a large living/kitchen/dining room and 4 bedrooms. The gîte (approx. 123m<sup>2</sup>) has 3 en-suite bedrooms one of which one is equipped for people with reduced mobility. Both have air conditioning. The two houses have been very well renovated mixing the convenience of the modern and the charm of the old. Land 7219m<sup>2</sup>.**

### MAIN HOUSE

#### Ground floor

LIVING/DINING-ROOM/KITCHEN (approx. 60m<sup>2</sup>), parquet floor, French windows, large cupboard, wood-burning stove  
BATHROOM (approx. 9m<sup>2</sup>), separate shower  
WC

#### First floor

LANDING (approx. 17m<sup>2</sup>)  
BEDROOM 1 (approx. 15m<sup>2</sup>)  
BEDROOM 2 (approx. 12m<sup>2</sup>)  
SHOWER-ROOM / WC  
BEDROOM 3 (approx. 11m<sup>2</sup>)



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BEDROOM 4 (approx. 20m<sup>2</sup>), walk-in wardrobe

## GITE

### **Ground floor**

LIVING/DINING-ROOM (approx. 31m<sup>2</sup>), old terracotta floor, 2 stone fireplaces, exposed beams, underfloor heating

KITCHEN

BEDROOM 1 (approx. 18m<sup>2</sup>), exposed tuffeau stones

EN-SUITE SHOWER-ROOM (approx. 10m<sup>2</sup>), suitable for people with reduced mobility

### **First floor**

LANDING

BEDROOM 2 (approx. 30m<sup>2</sup>)

EN-SUITE SHOWER-ROOM, separate WC

BEDROOM 3 (approx. 30m<sup>2</sup>)

EN-SUITE SHOWER-ROOM, separate WC

**STUDIO** (approx. 45m<sup>2</sup>)

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Stone building to be finished, presently sports room, could easily become a dwelling

## OUTSIDE

WELL

OPEN BARN (approx. 250m<sup>2</sup>), with 3 rooms presently used as storage

TERRACE

COURT-YARD and GARDEN, partly enclosed and having distant views

LAWN

FRUIT TREES

Beautiful OAK TREES

## GENERAL INFORMATION

Heating:

Main house: wood burning stove, inertia electric radiators, reversible air conditioning

Gîte: under floor electric on the ground-floor, heat pump and air conditioning upstairs

Double glazing in both houses

Water softener in both houses

Septic tank for the both houses

Broadband available in both houses

Taxe foncière: 1,286 €

The selling price includes agency fees of 5% payable by the buyer

Conditie: Reformed



## Algemeen

Slaapkamers:	7
Badkamers:	5
Afgewerkte vierkante meter:	289 m <sup>2</sup>
Lot Afmeting:	7219 m <sup>2</sup>

## Utility details

Heating Fuel:	Electric
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	193
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## Lease terms

Date Available:

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/PFYR-T37925/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T37925/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1133-v5828
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