



Well renovated character 4 bed house and 3 en-suite gîte, outbuilding, land 7219m²



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 469,395.24

Location

Country: France
State/Region/Province: Centre-Val de Loire
City: Ligueil
ZIP code: 37240
Posted: Feb 11, 2024

Description:

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. 166m²) has a large living/kitchen/dining room and 4 bedrooms. The gîte (approx. 123m²) 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 7219m².

MAIN HOUSE

Ground floor

LIVING/DINING-ROOM/KITCHEN (approx. 60m²), parquet floor, French windows, large cupboard, wood-burning stove

BATHROOM (approx. 9m²), separate shower

WC

First floor

LANDING (approx. 17m²)

BEDROOM 1 (approx. 15m²)

BEDROOM 2 (approx. 12m²)

SHOWER-ROOM / WC



BEDROOM 3 (approx. 11m²)
BEDROOM 4 (approx. 20m²), walk-in wardrobe

GITE

Ground floor

LIVING/DINING-ROOM (approx. 31m²), old terracotta floor, 2 stone fireplaces, exposed beams, underfloor heating

KITCHEN

BEDROOM 1 (approx. 18m²), exposed tuffeau stones

EN-SUITE SHOWER-ROOM (approx. 10m²), suitable for people with reduced mobility

First floor

LANDING

BEDROOM 2 (approx. 30m²)

EN-SUITE SHOWER-ROOM, separate WC

BEDROOM 3 (approx. 30m²)

EN-SUITE SHOWER-ROOM, separate WC

STUDIO (approx. 45m²)

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

OUTSIDE

WELL

OPEN BARN (approx. 250m²), 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



Condition: Reformed

Common

Bedrooms: 7
Bathrooms: 5
Finished sq. ft.: 289 sq m
Lot Size: 7219 sq m

Utility details

Heating Fuel: Electric

Energy efficiency

Energy Use (kWh/m²/year): 193

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/PFYR-T37925/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1133-v5828

