



Ref: A21162AKB37 Price: 449 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (428 095 EUR without fees)

Four bedroom home with wonderful gardens and stunning views near Charnizay.



INFORMATION

Town: Charnizay

Department: Indre-et-Loire

Bed: 4

Bath: 4

Floor: 310 m2 Plot Size: 3879 m2





IN BRIEF

In a stunning and peaceful location, there are not enough superlatives to describe this beautiful four bedroom property set around a courtyard with outbuildings which is truly a gardener's delight.

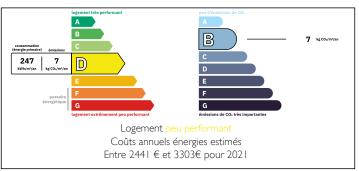








ENERGY - DPE



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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: 890 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Up a country lane, you find this wonderful home. Entering the first courtyard, there is an open barn (50m2), large enough to park three cars, which has two storerooms (6m2 each) to the side with an attic above. From a lawn, steps take you to a terrace from where you can access the bread oven (12m2). Continuing along the terrace, which overlooks the formal courtyard garden, you enter into the fitted and equipped kitchen (23m2). To the right is a snug (22m2) with wood burner and cupboard under the stairs and a door to the outside terrace. Off this room is a bathroom (5m2) with bath, basin and WC and bedroom (21m2) with cupboard and door to the outside terrace. To the left of the kitchen is a double height living room (42m2) with wood burner. A mezzanine sits above part of this room. Continuing through, there is an office (IIm2) with cupboard under the stairs, a hall and utility room (12m2) with door to the courtyard and a shower room (4m2) with shower, basin and WC. From the hall, there is another room (32m2) currently used as a gym with doors to the rear garden and access to a storage room (15m2) with door connecting to the barn attached. The staircase from the snug leads to a landing (4m2) from which there are two bedrooms (25m2 and 23m2), the smaller bedroom has a cupboard and ensuite shower room (4m2) with shower, basin...