

Three lovely stone houses with seven en suite bedrooms close to Chinon, heart of the Loire Valley.



INFORMATION

Town:	Bournand
Department:	Vienne
Bed:	7
Bath:	7
Floor:	305 m2
Plot Size:	15347 m2



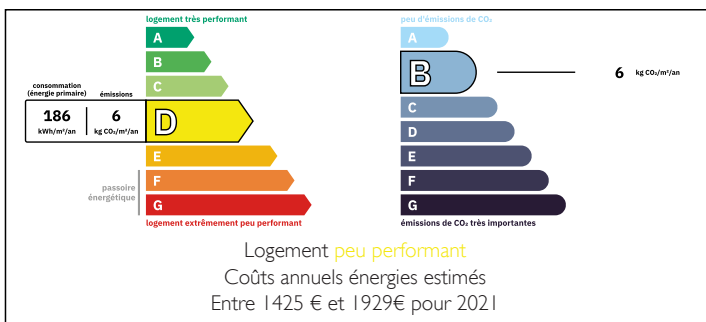
IN BRIEF

In the middle of the countryside between Chinon and Loudun, in the heart of the Loire Valley, this charming stone property, offers easy access to many of the major chateaux, vineyards and historic towns and villages of the area.

If you are looking to manage your own hospitality business, or create a family holiday home, then look no further. This property is made up of three lovely stone houses, nestled inside a lovely walled garden, with paved seating areas and heated pool.

With seven bedrooms and seven bathrooms, all beautifully appointed, this is a perfect bed and breakfast business. On the edge of a village and with beautiful views, this property offers you not only a fantastic business opportunity but French country living at its best.

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

The first house (132m2) comprises;

Ground Floor

- Entrance into fitted kitchen with seated area
- Sitting Room (30m2) with lovely fireplace with insert, tiled floor, doors to garden and stairs to first floor
- Bedroom with ensuite shower room, doors to terrace and countryside views
- Office x 2
- WC

First Floor

- Bedroom with ensuite bathroom and WC

The second house (125m2) comprises;

Ground Floor

- entry into fitted kitchen
- Large living / dining room with fireplace, doors to garden and stairs to the first floor
- Bedroom with en suite shower room and WC

First Floor

- Three bedrooms all with en suite shower room and WC

Third House (50m2)

- Hallway
- Living room
- Bedroom
- Shower room with WC
- Cave

Exterior and Outbuildings

- Enclosed garden with seating areas, pergola and terrace
- Heated pool with terrace, sun beds and pool house
- Parking area for 6 cars

Technical Information

LOCAL TAXES

Taxe foncière: 1909 EUR

Taxe habitation: EUR

NOTES