



Ref: A31488DS37 Price: 274 300 EUR

agency fees included: 7 % TTC to be paid by the buyer (257 000 EUR without fees)

Five bedroom character home in Chinon, with terrace, garden and 2000m2 of attached woodland.



INFORMATION

Town: Chinon

Department: Indre-et-Loire

Bed: 5

Bath: 2

Floor: 150 m2

Plot Size: 3977 m²













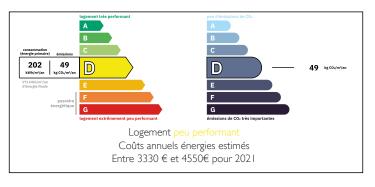
IN BRIEF

If a spacious property within walking distance to all amenities in Chinon is what you're looking for, then look no further! This stone house comes with the possibility of 5 bedrooms (or 4 and an office space), and a real inside-outside living vibe. The terrace overlooks the garden, where one could imagine several areas to relax, dine, or host guests. A private woodland adjoins the garden via a gate, and two outbuildings are found within the garden.

Chinon is only a 3 hour drive from Paris and ferry ports. The city of Tours is less than an hour away, with an airport offering flights to the U.K and other destinations, and with a TGV train station with direct links to Paris.

Chinon is one of the gems of the Loire Valley and attracts plenty of tourism, with its classic medieval...

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 habitation: EUR

NOTES

DESCRIPTION

The house

- -Ground floor -
- -The front door opens into a light and airy hallway $(8.2m \times 1.4m)$
- -Fitted kitchen ($3.6m \times 4.3m$) to the left of the front door, with island, integrated extractor fan, electric hob and oven
- -Generous sized living/dining room (5.1 m \times 6.4 m) to the right of front door, opposite kitchen, with French doors leading to the veranda, and staircase leading upstairs.
- -Another smaller corridor $(5.7m \times 0.9m)$ leads to 2 bedrooms $(3.4m \times 4.3m)$ and $(3.4m \times 3m)$, the smaller of which could be a perfect home office if only 4 bedrooms were needed.
- -Family bathroom $(2.5m \times 2.8m)$ is at the end of this corridor, with sink unit, bath and separate WC.
- -Veranda/conservatory ($6.9 \,\mathrm{m} \times 3.4 \,\mathrm{m}$) at end of hallway (also accessible via living room), overlooking decking and garden.

Upstairs

- -A landing accesses 3 bedrooms ($2.6m \times 4.2m$), ($3m\times4m$) and ($2.7m \times 1.8m$), again the smallest of which could become an office if 2 bedrooms were required downstairs.
- -shower room (2.3mx0.9m) with WC, sink and shower.
- -Loft hatch leads to a sizeable attic space, which could be converted, which already has a window.
- --Large cave underneath the footprint of the house, houses oil tank, and lots of extra space for storage

Outside

- A decked terrace adjoins the veranda, a perfect place for outside dining
- -A spacious garden lies behind the property, with mature trees and plants.
- -A gate leads from the road to the gravelled drive/courtyard area
- -200m2 of woodland belongs to the property,

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