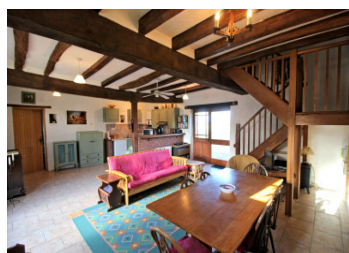


Two 3 bed barn conversions set in a quiet hamlet



INFORMATION

Town:	Charnizay
Department:	Indre-et-Loire
Bed:	6
Bath:	3
Floor:	190 m2
Plot Size:	3523 m2



IN BRIEF

Two 3 bed barn conversions set in a quiet hamlet. The one to the right has a large open plan living room and corner kitchen with a utility/boot room off that and also a shower room all on the ground floor. On the first floor there are 3 bedrooms, one with an ensuite shower room. The second (on the left of the 2) is similarly laid out with a utility/boot room with a shower room off that and this leads into a large open plan living room again with a corner kitchen. The staircase leads to a landing giving access to 3 bedrooms. The property sits in a quiet hamlet close to a village which has a weekly visit from a van selling local produce and a baguette dispensing machine. The nearest large village which has all of...

ENERGY - DPE

DPE not required.

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

Two 3 bed barn conversions set in a quiet hamlet. The one to the right has a large open plan living room and corner kitchen with exposed wooden beams and patio doors at each end with a utility/boot room off that and also a shower room all on the ground floor. On the first floor there are 3 bedrooms, one with an ensuite shower room. The second (on the left of the 2) is similarly laid out with a utility/boot room with a shower room off that and this leads into a large open plan living room with a feature exposed stone wall and wooden beams and again with a corner kitchen. The staircase leads to a landing giving access to 3 bedrooms. There is parking to the front of the properties and both have a BBQ and patio area for alfresco dining in the summer. The properties are ideal for living in one and renting the other out during the summer months and there is also sufficient land to enjoy "the good life" should you wish to move into the properties on a permanent basis. The property sits in a quiet hamlet close to a village which has a weekly visit from a van selling local produce and a baguette dispensing machine. The nearest large village which has all of the amenities one would expect including a supermarket, bars, restaurants, bank and a bakery etc. is Preuilly sur Claise at around 5mins. The...

LOCAL TAXES

Taxe foncière: 845 EUR

Taxe habitation: 755 EUR

NOTES