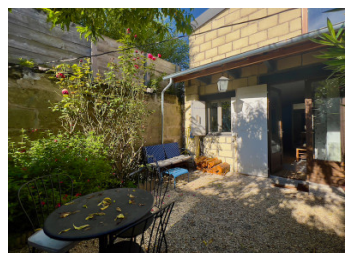
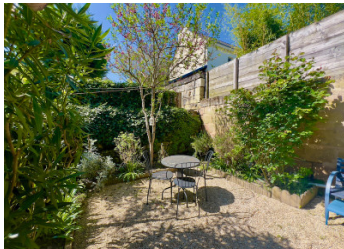


Gorgeous stone cottage in the beautiful village of Candès St Martin, heart of the Loire Valley



INFORMATION

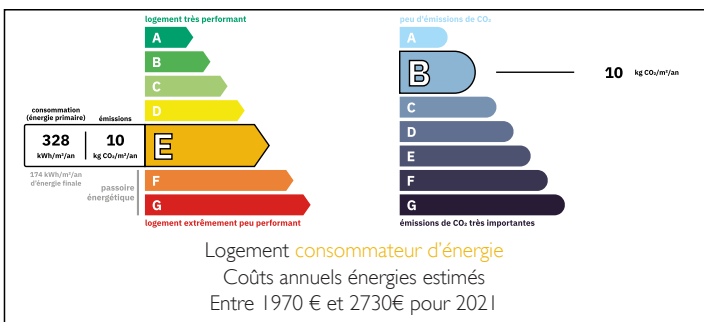
Town:	Candès-Saint-Martin
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	111 m ²
Plot Size:	100 m ²



IN BRIEF

Beautifully decorated, with character throughout, the owner has loved this home and created an incredible space. A wonderful second home, retreat or starter for a new family, this property has it all. Situated in the historical and beautiful village of Candès Sr Martin, with views of the Loire, this wonderful property is an opportunity not to be missed.

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

Your entry to the house, from the private walled courtyard takes you to the wonderful open plan kitchen, with a gorgeous stone fireplace and wood burning stove.

From the kitchen/diner a staircase takes you to the light and airy first floor landing. Here in front of you is the door to the delightful walled courtyard garden with views to the Candes chateau.

From this landing, you have access to a separate WC, newly fitted shower room and to the front of the house, a grand reception room with views of the Loire.

From the landing, a new wooden staircase takes you to the second floor, with a bureau/guest bedroom and the magnificent master bedroom. Fully restored and set at the top of the house, the top floor has all the charm and features of a classic Loire Valley home, including exposed beams and stonework.

Candes Saint-Martin has consistently been voted one of the most beautiful and sought after villages in France. With its beautiful church, view points, bars and restaurants, shops and hotels, it has everything you need and is just a short cycle ride from the lovely village of Montsoreau.

The village sits midway between Chinon and Saumur, approximately 15 minutes drive to each. Both towns along with their stunning Chateaux have all the big town amenities such as supermarkets, shops, restaurants, pharmacies, doctors, banks and schools.

Tours, with it's airport and high speed TGV service to Paris is 62 km..

Information about risks to which this property is...

LOCAL TAXES

Taxe foncière: **380 EUR**

Taxe habitation: **EUR**

NOTES