

2 houses with 4 bedrooms located in a peaceful village, with a courtyard, garage and separate plot of land.

EXCLUSIVE



INFORMATION

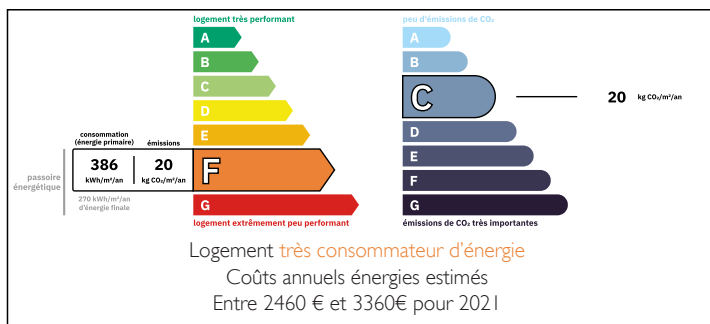
Town:	Marcilly-sur-Maulne
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	101 m2
Plot Size:	525 m2



IN BRIEF

Set in the heart of a village, with a popular second French renaissance chateau (open to visitors during the summer months), these much loved 1 & 3 bedroom properties offer an ideal opportunity to create a B&B business or a low maintenance lock up and leave family holiday home.

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.



LOCAL TAXES

Taxe foncière: 572 EUR

NOTES

DESCRIPTION

A pleasant 2 building property which has been renovated over the last 20 years. Situated at the edge of a small friendly village. The main house consists of a kitchen/ living area, bathroom/ shower and toilet room and dining room with stairs to a large bedroom.

The 2nd building, separated only by the width of the drive, has a large ground floor bedroom, a sitting room with stairs to 2 further bedrooms and a bathroom also with shower and toilet.

There is a further toilet and shed off the 40 square metre concrete floored courtyard. The courtyard is half roofed, excellent to sit out under on hot sunny days or drying washing on a rainy day. There is a storage area accessible by ladder above the toilet and shed.

Attached to the property there is a garage which will accommodate a very large car plus extra storage.

There is a 500 square metre piece of land not attached to the property 2 minutes walk away

The property has electricity, bottled gas and is connected to mains sewerage.

The house is situated about 30 minutes drive from the Loire and easy access to many chateaux.

The property is located close to the towns of Noyant and Le lude with their weekly markets and large commercial sectors. The city of Tours is 45 minutes away with its airport and Direct TGV train service to Paris.

Information about risks to which this property is exposed is available...