

2 country homes in a idyllic environment with large garden, pond and semi-sunken pool

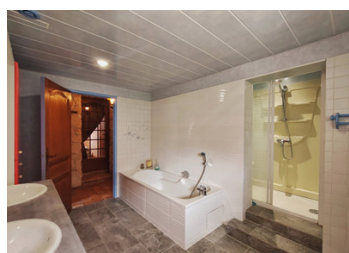


INFORMATION

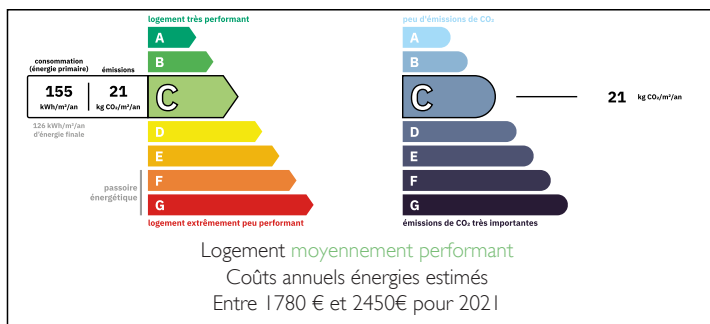
Town:	Saint-Laurent-en-Gâtines
Department:	Indre-et-Loire
Bed:	6
Bath:	4
Floor:	200 m2
Plot Size:	2893 m2

IN BRIEF

This property is made up of 2 houses; one of which is 145m2 the other 55m2, on a plot of land of nearly 3000m2, offering an idyllic and retreated style of life, whilst staying in proximity to local amenities. A large garage, a semi-sunken swimming pool, a pond and land with multiple fruit trees and clear views. This premises offers a wonderful quality of life and big potential. Can suit a gite activity or a large family.

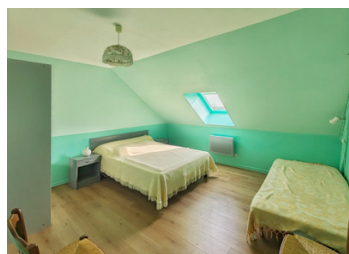


ENERGY - DPE



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

2 character homes on a large plot of land of nearly 3000m².

FIRST HOUSE :

Ground floor :

- entrance room with integrated cupboards.
- Large reception room (37.5m²) kitchen with island and a dining area, under the mezzanine, allowing you to make the most of the ceiling height. This room also has a wood-burning stove with integrated wood storage.
- 3 bedrooms (13m², 11m²) The largest, of 16m² has a double door on to the terrasse.
- 2 bathrooms (2.5m² and 10m²) one with shower and sink, the other with large shower, a bathtub and a double sink.
- 1 toilet with sink and cupboard.
- a utility room (15m²) where the propane gas boiler is kept and there is plenty of storage space with separate door to the garden.

Upstairs :

- Large landing (18.5m²), currently used as a living area, has been used previously as a games room.
- a 4th bedroom (11m²), with integrated desk and cupboards, and a double window with security banister, that opens onto the garden and the back (with only one window in the kitchen) of the second house.

SECOND HOUSE :

Ground floor :

- dining room / kitchen (17m²)
- living room (14.5m²)

Upstairs :

- 2 bedrooms (10m² and 11m²)
- Their 2 respective bathrooms (4m² and 3m²)

This second house possesses a utility room (12m²) with toilet, which was not used for the gite activity, and has a door that opens opposite the main house.

LOCAL TAXES

Taxe foncière: **744 EUR**

NOTES