

## 3 bed riverside property with a gite, pool and a large garage



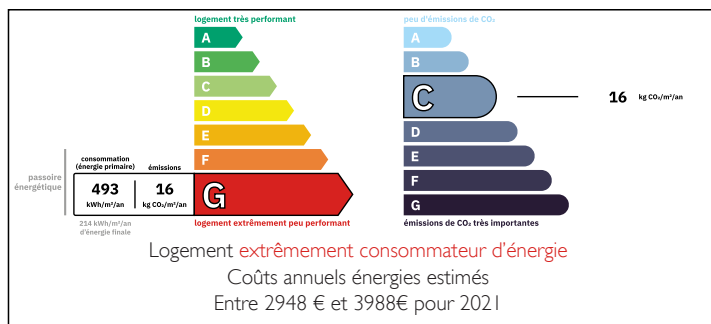
## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Barrou         |
| Department: | Indre-et-Loire |
| Bed:        | 4              |
| Bath:       | 2              |
| Floor:      | 150 m2         |
| Plot Size:  | 650 m2         |

## IN BRIEF

Lovely 3 bed riverside property with a pool, 1 bed gite, private parking and a large garage. The property benefits from superb views out across the river and is within walking distance of amenities including a restaurant and a bakery. Whether you choose to rent out the gite to cover annual costs or just use it for family and friends this property offers that flexibility. The property is only 25km from the TGV station and access to the A10 motorway (Paris/Bordeaux) at Châtelleraut, and under an hours drive from Ryanair served airports at Poitiers and Tours. The main western Channel ferry ports are around 4hrs drive.

## 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

Lovely 3 bed riverside property with a pool, 1 bed gite, private parking and a large garage. The property benefits from superb views out across the river and is within walking distance of amenities including a restaurant, butchers, a general store and a bakery. Whether you choose to rent out the gite to cover annual costs or just use it for family and friends this property offers that flexibility. The main house has a covered porch, kitchen/dining room, entrance hall and living room with access out into the garden which overlooks the river and access to the cellar. On the first floor, there are 3 bedrooms, one with a dressing room and there is also a family bathroom. There is also an attic which could be converted to add more living space, if required. The gite has its own separate access as well as access to the garden and consists of an entrance hall, bathroom and bedroom on the ground floor and a kitchen and living room with access out on to the balcony on the 1st floor. The property is only 25km from the TGV station and access to the A10 motorway (Paris/Bordeaux) at Châtellerault, and under an hours drive from Ryanair served airports at Poitiers and Tours. The main western Channel ferry ports are around 4hrs drive. You can be in Paris in under 2hrs or on the coast at La Rochelle. Futuroscope is also only around 40km away with its 3d...

## LOCAL TAXES

**Taxe foncière: 586 EUR**

## NOTES