

UNDER OFFER - Charming Home with Pool & Character

EXCLUSIVE



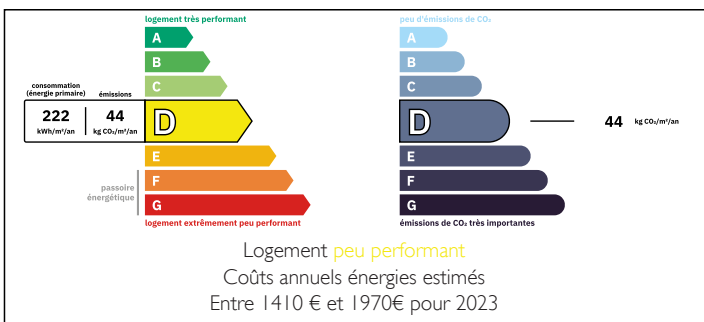
INFORMATION

Town:	Ciran
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	70 m ²
Plot Size:	635 m ²

IN BRIEF

UNDER OFFER - Beautiful character property is in excellent condition, featuring authentic beams, an open fireplace, tuffeau stone walls, and even a traditional bread oven. The house is cosy in winter thanks to a highly efficient heating system, and remains cool in summer with double-glazed windows throughout.

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

Set back from the road, it offers peace and privacy with ample parking, all while being within a beautiful village, close to shops, restaurants, and everyday amenities.

Enjoy direct access to the village's most beautiful shady garden, a large pond with fishing, and a peaceful park. The property includes a large terrace and a secure, swimming pool area with storage sheds.

Offering great views over the countryside, this house makes it perfect for nature lovers – ideal for walking, biking, or simply relaxing.

this well-equipped and comfortable home and is located near the prestigious Chinon wine country. It also includes generous storage, with a space occasionally used as a third bedroom.

It is a semi-detached ("mitoyenne") house with a hard-working local family as neighbours – adding to the charm and community spirit.

Bonus: Don't miss the spectacular annual village show around the pond, involving the whole community – a truly magical experience.

Within the village or nearby, you'll find a full range of services: bakery, pharmacy, grocery shops, bank, cafés, restaurants, schools, doctors, library, cinema, sports facilities, and beautiful public gardens.

Just minutes away:

- The charming town of Loches, with its famous French market, Château, and authentic local restaurants
- All the major Loire Valley châteaux, the Beauval Zoo, and numerous hidden gems are within 45 minutes or less.

This house is ideally located with excellent access:

- By car – approx. 3.5 hours from Caen
- By train – just 45 minutes from St-Pierre-des-Corps (TGV)

LOCAL TAXES

Taxe foncière: 448 EUR

Taxe habitation: EUR

NOTES