

Superb stone farmhouse in a peaceful location, 121m with a swimming pool near Chenonceau, Tours and Amboise.



INFORMATION

Town:	Amboise
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	121 m2
Plot Size:	10527 m2

IN BRIEF

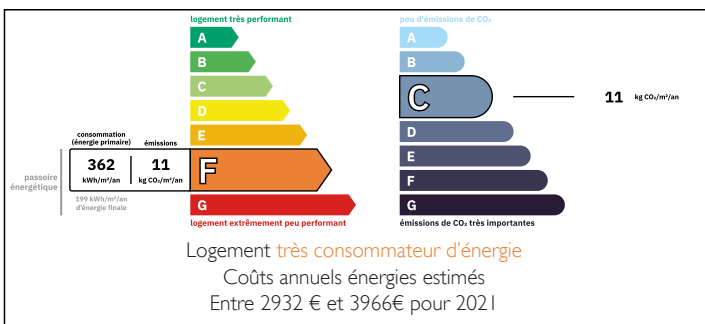
Your second home in the heart of the Loire Valley châteaux in Touraine, 2 hours from Paris on the A10 motorway, close to Amboise, Chenonceau and Tours.

Superb farmhouse dating from around 1861, tastefully and fully restored by the owners, just 3 km from the town centre, with access to the A85 motorway and 20 minutes from Tours airport.

Single storey comprising a 47 m² living room with stone fireplace and new wood-burning stove, open-plan fitted and equipped kitchen, three bedrooms, a dressing room and a shower room with toilet.

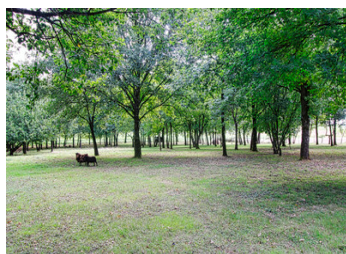
A 1.5-hectare enclosed park with trees, featuring a magnificent 12x6 m swimming pool with terrace, a pétanque court and a lean-to with pretty wisteria.

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

Superb semi-detached farmhouse dating from around 1861, completely tastefully restored, just 3 km from the town centre, with easy access to the A85 motorway and Tours airport 20 minutes away.

Offering 121 m² of living space on 15,527 m² of land, wooded with oak trees and without views from neighbours, ideal for keeping a few animals, such as sheep

On one level, it comprises a 47 m² living room with a stone fireplace and a new wood-burning stove, an open-plan fitted and equipped kitchen, three bedrooms, a dressing room and a shower room with toilet.

The 80 m² attic space can be converted and completes this characterful property, where exposed beams, stonework and terracotta tiles dominate.

A 64 m² barn can be converted into a guest house or can accommodate a few classic cars.

A 1.5-hectare enclosed park with trees, featuring a magnificent 12x6 m swimming pool with terrace, a pétanque court and a lean-to with pretty wisteria.

This property will appeal to those who love space and character around the swimming pool. A place where life is good and new projects can be imagined.

Electric heating, recent PVC double glazing.
Quote for roof is around 35 000 euros

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1166 EUR

Taxe habitation: EUR

NOTES