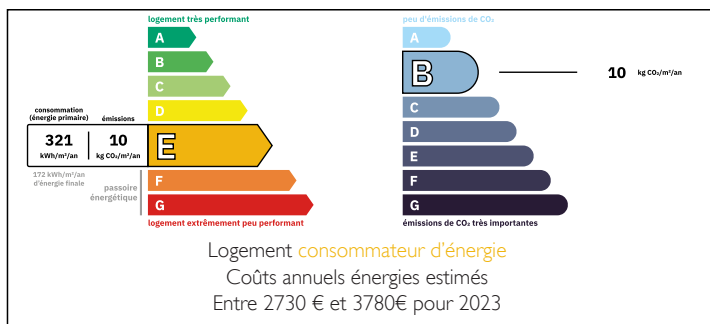


Attractive stone house with four bedrooms, two bathrooms located in a hamlet between two vibrant villages.



ENERGY - DPE



INFORMATION

Town:	Huismes
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	8500 m2

IN BRIEF

This property has been a much loved family home, renovated in part in 2007, and the first floor in 2014, it offers two spacious living/reception rooms on the ground floor with plenty of original features (tommette tiled floor, stone chimney breast) along with modern comforts like the pellet burner.

Outside, it offers a substantial plot of land (just over 8000m2) and some outbuildings.

It is well located for everyday conveniences such as schools and small local shops, and also as a holiday destination being close to the castles of Ussé and Chinon along the Loire à Vélo cycling path.

The property is situated between Rigny Ussé and Huismes, 11km from Chinon and 16km from Langeais, both of which have railway links to Tours as well as much more substantial shops and services.

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

Ground floor

Reception room (4,6 x 5,2 = 24,2m²) with wood burner

Reception room 2 (5,0 x 5,3 = 26,8m²) with pellet burner

Kitchen (4,2 x 2,3 = 9,9m²)

Extension/Laundry/Shower room and WC (4,3 x 4,0 = 17,4m²)

First floor

hayloft conversion = sloping ceilings

Bedroom 1 4,5 x 2,3 = 11,7m²

Bedroom 2 2,9 x 3,2 = 9,6m²

Bedroom 3 2,6 x 2,5 = 6,7m²

Bedroom 4 2,2 x 4,0 = 9,09m²

Bathroom with bath, basin and WC 2,1 x 2,1 = 5,7m²

Outbuildings :

Workshop with original bread oven and empty loft space above (3,9 x 3,7 = 15,0m²) attached to a double height barn (6,6 x 6,4 = 42,7m²)

House with one semi-renovated room on the first floor suitable for artist/workshop / occasional bedroom (4,9 x 4,5 = 22,4m²), downstairs is a cave/storage room with the same footprint.

Garden area to the front, not overlooked, substantial land to the rear suitable for animals or a small farming project.

All measurements taken by agent, non contractual

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

NOTES