

Beautiful property with troglodyte rooms in a peaceful village location with gardens and wood

EXCLUSIVE



INFORMATION

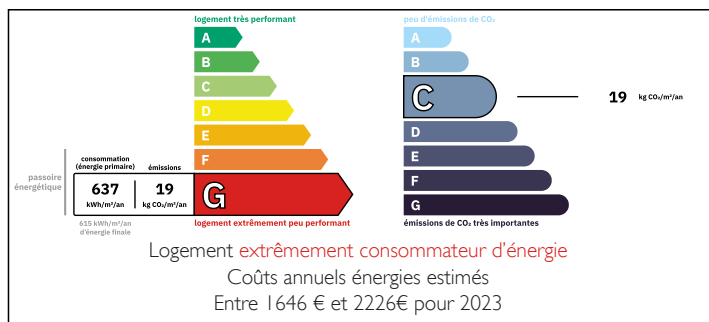
Town:	Ferrière-Larçon
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	1063 m2

IN BRIEF

Nestled at the end of a peaceful cul-de-sac with no passing traffic, this charming two-bedroom home with an additional child's room/box room offers a rare blend of character, history and privacy. Behind the property are three unique stone-carved rooms, full of charm and naturally cool during the summer months, ideal for storage, hobbies, a workshop or wine cellar. Outside, the property benefits from two delightful private courtyards, perfect for relaxing or entertaining, together with a wooded area above the caves, creating a tranquil setting. A separate garage, also incorporated into the cave system, provides parking or additional storage. This is a truly distinctive home offering a unique opportunity for those seeking a property with charm, history and versatile space.



ENERGY - DPE



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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

The charming village of Ferrière-Larçon has a population of approximately 450 and offers a welcoming rural community. In the heart of the village, beside the church, is a restaurant where you can enjoy food and drinks, along with a small grocery section stocking everyday essentials, local produce, a post office counter and a bread depot for your daily fresh baguette.

The village is just 8 minutes from Ligueil, providing all essential amenities including a supermarket, restaurants and a petrol station. The historic town of Loches is approximately 20 minutes away and offers a wider range of facilities, including an SNCF train station, hospital, supermarkets, swimming pool and a variety of shops and services.

The property is approached via a quiet lane from the centre of the village and benefits from two separate entrances, one on either side of the house.

The first entrance leads into a delightful south-facing courtyard, offering the perfect space for outdoor dining while enjoying uninterrupted views across the valley. An original well, now covered and no longer in use, adds to the property's character and charm. From the courtyard, doors provide access to both the main house and the kitchen.

The second entrance is through double wooden gates, opening onto a gravelled area. This also features a generous outdoor seating area, including a covered section for year-round enjoyment. Doors from here lead to the third bedroom, one of the cellars, and the main house.

A front door opens into the beautiful triple-aspect sitting room (26.8...

LOCAL TAXES

Taxe foncière: 525 EUR

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