

Farmhouse to renovate in Marray 12mn from Château Renault 37440 Quiet location 1 km from the road via a track.

EXCLUSIVE



INFORMATION

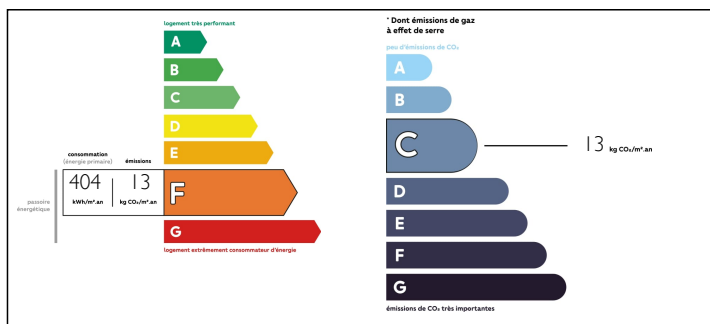
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|-------------|---------------------|
| Town: | Château-Renault |
| Department: | Indre-et-Loire |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 190 m ² |
| Plot Size: | 3959 m ² |

IN BRIEF

This pretty farmhouse is located 12 minutes from Château-Renault. Idyllic setting. Magnificent farmhouse 190m² on 3,959 m² of land. Ground floor: 1 entrance hall, 1 kitchen, 1 bedroom, 1 bathroom, 1 WC, 1 large living room - dining room (62 m²). First floor: 1 bedroom, 1 study, 1 attic space (60 m²) already insulated. Potential to create gîtes in the former outbuildings. In need of renovation. Allow a fairly substantial budget for renovation work in the main house. Can accommodate all farm animals, no noise. An additional 6 hectares of farmland can be sold for €46,000, excluding notary fees for your horses. 30 minutes from Tours with its airport and all shops in Chateau Renault. 1 pond, 1 convertible barn (130 m²), 1 stable (80 m²), hen houses, 1 well, 1 cellar, 1 workshop and 1 wine cellar complete this property. Ask for our 360° virtual tours and our many photos before the real visit of this house.



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.



LOCAL TAXES

Taxe foncière: 566 EUR

NOTES

DESCRIPTION

Come and visit this exceptional property located 15 minutes west of Chateau-Renault, and 30 minutes north of Tours.

The setting is absolutely exceptional: not overlooked, a large plot of 3,959 m² with a vegetable garden, a magnificent pond, a large terrace to enjoy the sun, as well as two outbuildings which can be converted.

The main house dates from the beginning of the 19th century and offers the charm of the old: floor tiles and exposed beams inside as well as a magnificent tufa stone with red bricks on the façade!

On the ground floor, you will find a large living room of about 62 m², as well as a magnificent kitchen with an old bread oven. A large entrance, a bedroom (14 m²) and a small shower room (6 m²) complete the ground floor.

On the first floor, some work is required, but the main structure has been completed. On the left, a large room of 40 m² (insulated and plaster boarded) with exposed beams. A master suite could for example be made here. There is also a smaller room, also insulated and plastered, which could be used as an office, as well as a large attic space of 60 m² already insulated, which is just waiting for your ideas to finish being fitted out.

The house is equipped with an alarm, double glazing, the zinc work is recent and so is the roof.

A cellar, a wine cellar, hen houses, a workshop and a well...