

Three bedroom barn conversion near Marigny Marmande. 360 degree virtual tour available.



INFORMATION

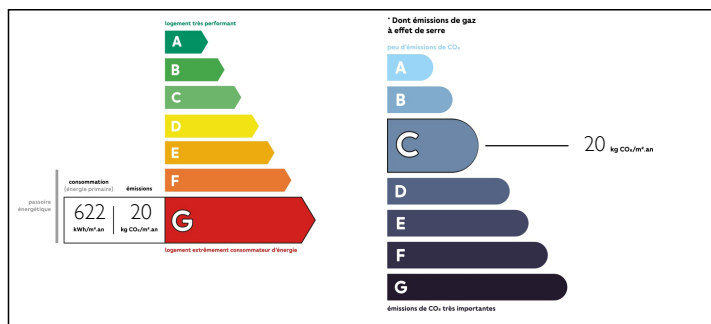
Town:	Marigny-Marmande
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	128 m2
Plot Size:	670 m2

IN BRIEF

If you want peace and quiet, this 3 bedroom barn, situated at the end of a lane with beautiful views of the surrounding countryside, just 2 km from the village of Marigny Marmande, could be what you are looking for. Renovated by the current owners, it retains much of its character.

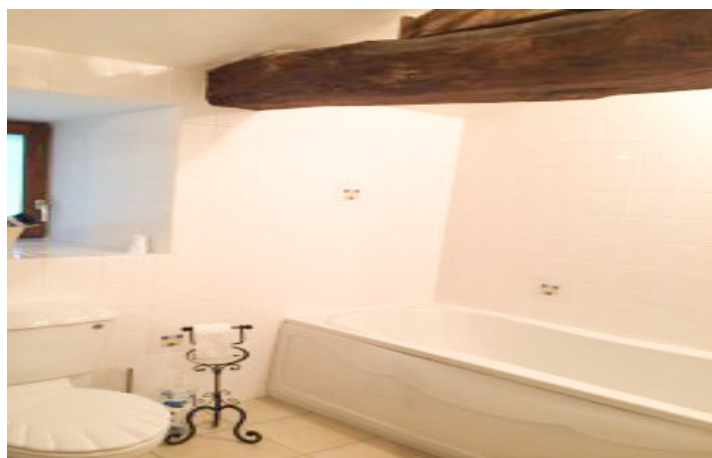


ENERGY - DPE



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

The first thing you notice when you arrive at this lovely property is the peace, tranquillity and wonderful views.

Entering into the fitted kitchen/dining room (27m²) there are exposed beams, the original tomette floor and stone fireplace with insert log burner. Down a couple of steps to your right is a ground floor bedroom (12m²) with ensuite shower room and utility space. Continuing on, the double height living room (43m²) is flooded with light from the large window to the side and the floor-to ceiling doors and windows which lead out to the garden.

Stairs lead up from the living room to a landing area. Ahead and up a couple of steps, the master bedroom (20m²) has exposed beams and wooden floor. To the left is another bedroom (12.5m²) and the bathroom with shower is to your right.

The manageable south-facing private garden is perfect for barbecues and soaking up the sun.

The village of Marigny-Marmande, about 2 km away, is well-known for its annual truffle fairs and has a bar, restaurant and shops. The historic walled town of Richelieu with its covered market, beautiful park and amenities is just 15 minutes away. The house is in the perfect location for exploring many of the famous Loire Valley chateaux and vineyards.

It is just over 3 hours by car from the ferry port at Caen Ouistreham, and 45 minutes from Poitiers and Tours airports which are serviced by Ryanair from London Stansted. The TGV...

LOCAL TAXES

Taxe foncière: 256 EUR

Taxe habitation: 491 EUR

NOTES