

Fabulous group of farm buildings including a lovely 2/3 bedroom farmhouse and potential to create Gites.

EXCLUSIVE



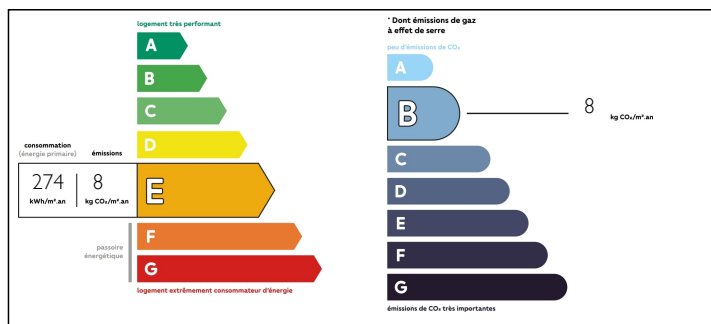
INFORMATION

Town:	Saint-Laurent-de-Lin
Department:	Indre-et-Loire
Bed:	2
Bath:	2
Floor:	133 m2
Plot Size:	6350 m2

IN BRIEF

Situated near the Village of St Laurent des Lin, this property is ideally placed to enjoy all the delights of this pretty part of the Loire Valley. It is not far from the market towns of Noyant, Chateau la Valliere and the beautiful nature reserve and Lake at Rille is close by. Tours, with its scheduled flights to London Stansted and Dublin, as well as TGV services to Paris and Bordeaux is only 40 minutes distant. The car ferry at Caen is less than 3 hours drive and the Eurotunnel approximately 5-6 hours away.

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 property is approached from a quiet lane and comprises of the following accommodation:

The main house has a large fitted kitchen and dining area, with a wood burning stove. There is a downstairs wet room/utility room and WC. A further room currently serves as an office. There is a large sitting room, again with a wood burning stove. The stairs rise to the first floor mezzanine which is currently used as a music and television sitting room. A corridor gives access to 2 bedrooms, a bathroom and WC.

There is a fabulous 18th Century Grange that has been structurally renovated which currently serves as a very large garage and workshop. The current owners have laid a concrete floor which is accessed by an external stone staircase. This could easily be converted to provide further accommodation (with the proper permissions). There is also another small house which has in part been restored, again could easily be further restored to provide further accommodation. The whole property is in excellent condition and the extensive gardens etc., which are laid to lawn and with mature shrubs and trees extend to over one and half acres.

This property is exceptional and early viewing is highly recommended.

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

NOTES