

Characterful 3 bed house with courtyard style garden in a beautiful village location

EXCLUSIVE

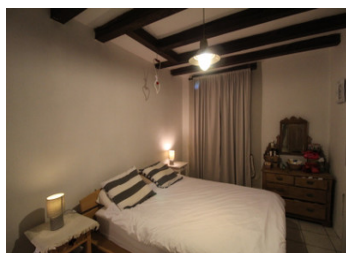


INFORMATION

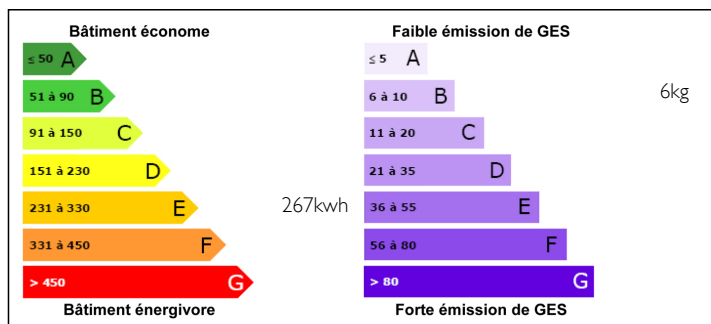
Town:	Ferrière-Larçon
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	377 m2

IN BRIEF

Easy to look after 3 bed property in a beautiful village in the popular Loire Valley area. The village has an excellent restaurant which also sells groceries, there is a butcher that comes twice a week and a daily bread delivery service. The village is located close to local towns with amenities such as Ligueil, Le Grand Pressigny, Descartes and Loches. This property would make an ideal "lock up and leave" holiday home and has a fully enclosed garden which is accessed via lockable gates and has off road parking.

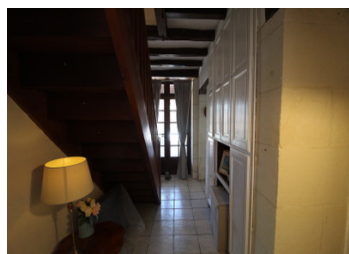


ENERGY - DPE



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

This property would make an ideal "lock up and leave" holiday home and has a fully enclosed garden which is accessed via lockable gates and has off road parking. The courtyard has a covered terrace and a more private patio area too as well as a patch of synthetic lawn. Entry is via the conservatory at the front which leads into an open plan living space with a feature fireplace and a beautiful fitted kitchen. Then comes a hallway with an office/dining, a bedroom and a shower room off it as well as the staircase which leads to 2 good sized bedrooms on the first floor and a large family bathroom with a freestanding roll top bath.

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LOCAL TAXES

Taxe foncière: 420 EUR

NOTES