

Old farmhouse and three bedroom gite near Luzé



INFORMATION

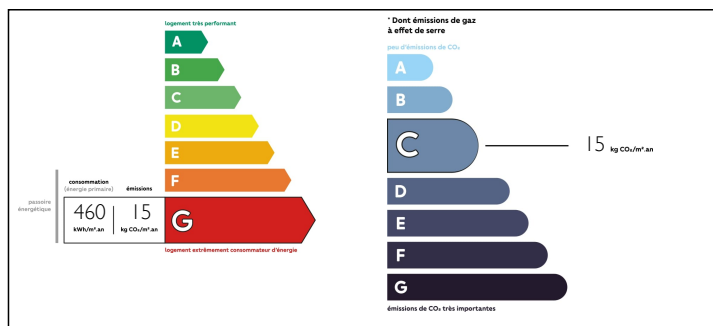
Town:	Luzé
Department:	Indre-et-Loire
Bed:	6
Bath:	2
Floor:	208 m2
Plot Size:	0 m2

IN BRIEF

Situated above the village of Luzé and with a 360 degree view of the countryside surrounding it, these old farm buildings around a courtyard have the potential to be developed to increase the living space and the property has the advantage of a gite.



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

When you enter the courtyard from the lane, the old farmhouse (97m²) is in front of you. The main living accommodation is currently on the ground floor with windows facing the courtyard.

Entering directly into the kitchen (13m²), to the left is the living room (19m²). At the rear of the living room is the shower room (6m²) with shower and hand basin. To the right of the kitchen are two rooms, currently used as bedrooms. Passing through the first bedroom (12m²), the second bedroom (21m²) has a toilet floor and the old bread oven. Back in the living room, a door to the left takes you to a store room (18m²), once the old pressoir, which has a door to the courtyard, from where you access the WC (2m²) and boiler room (3m²). This room has an attic space above.

Outside an external staircase takes you to the first floor. Passing through two rooms (26m² and 21.5m²), the first of which has a staircase to the attic, above, and both of which can be developed further, you reach a bedroom (20m²) which has a WC (4m²) attached.

The other building (111m²) which has been used as a gîte has its own access from outside the courtyard. The ground floor has been divided into three parts, a kitchen (22m²), living room (22m²) with open fireplace and hall (15m²) from which is a WC (3m²) and the stairs to the first floor. Off a...

LOCAL TAXES

Taxe foncière: 400 EUR

NOTES