

Loire Valley near Chinon : house (4 bedrooms) and gite (2-3 bedrooms) on a one hectare mostly wooded plot

EXCLUSIVE



INFORMATION

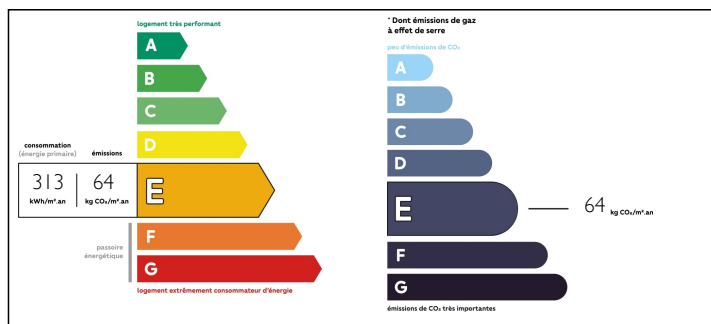
Town:	Sazilly
Department:	Indre-et-Loire
Bed:	6
Bath:	3
Floor:	220 m2
Plot Size:	11 000 m2

IN BRIEF

This property offers two houses in a charming location on the edge of a hamlet just 10km from Chinon. It sits in a 1 hectare a wooded plot surrounded by crop land but is neither isolated nor overlooked. Access direct from the gate on to country paths which could take you to a chateau, a winery and a great restaurant on foot or by bike! The main house requires some decorative updating but the roof, electrics and heating are all fully functional. It offers 4 bedrooms 2 bathrooms in its current layout. The guest house was entirely renovated in 2013 and is in great condition, it lends itself ideally to be rented out short term to tourists, or to live in whilst the updating work took place on the main house. It has 2 bedrooms and a bathroom, with a small 3rd bedroom or spacious home office....



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

Main house : entrance through a porch.

To the left, a charming family kitchen approx 18m2 with fireplace, exposed beams and tomme tiled floor. Through to Reception/dining room approx 15m2 with fireplace and woodburner. Down steps to a ground floor bedroom 16,6m2 with chimney breast, door to garden. Through to ensuite bathroom (WC, basin, bath, bidet) approx 8m2.

From the main entrance, straight ahead : ground floor shower room with WC.

Up the stairs to first floor where there is a spacious double bedroom to the left approx 15m2 with wooden floor, whitewashed stone and exposed beams. (Plumbing for ensuite is available.) Past the landing to a further spacious double (floor space approx 24m2) which leads through to a further double bedroom approx 15,5m2 with basin.

Second house : Entirely renovated in 2013 this property is in walk-in condition. Entrance hall leads to a ground floor guest WC, a small bedroom or good sized office (9m2) and a stunning living /dining/kitchen approx 29m2 with exposed beams, a tomme tiled floor, and a fireplace with wood burner.

Stairs from the entrance hall to the first floor take us to a master bedroom in the eaves (floor level approx 29m2) with exposed stone and pale carpet. There is a further twin bedroom of approx 9m2 and a family bathroom comprising WC bath and basin.

Technical spec : Septic tank systems individual to each house, Oil fired central heating with one common boiler, electric hot water tanks for each house. ...

NOTES