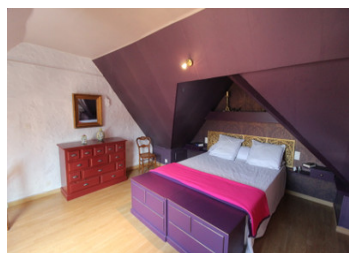


Beautiful longere and 2 guest houses with a veg plot, barn, workshop, land with woods and a covered pool



## INFORMATION

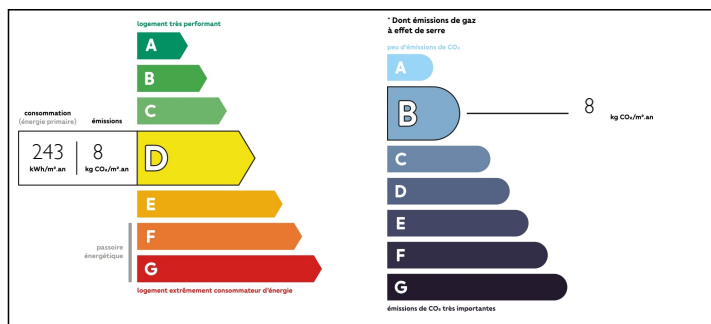
Town:	Bossay-sur-Claise
Department:	Indre-et-Loire
Bed:	7
Bath:	4
Floor:	340 m2
Plot Size:	10123 m2



## IN BRIEF

The longere with parts dating back to the 16th century is full of character features including exposed stone walls, wooden beams, hand made terracotta floor tiles and feature fireplaces in almost every room. It currently has 3 reception rooms, 2 bathrooms and 5 bedrooms. The 2nd property has a large open plan living/dining room, an office, 2 bathrooms and 1 bedroom with dressing. There is also a 1 bed, 1 bath gite in need of modernisation attached to the barn/workshop. These 3 beautiful properties sit in a small hamlet just a short drive from Bossay sur Claise and are only around 10km from Yzeures sur creuse, which has all amenities and even closer is Preuilly sur Claise, which again has most amenities including a bar, bakery, bank etc. The hamlet is around 35 km from the nearest TGV station and A10 motorway at Châtellerault and approximately 1 hr from 2 Ryanair...

## 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.



## LOCAL TAXES

**Taxe foncière: 1553 EUR**

## NOTES

## DESCRIPTION

The longere with parts dating back to the 16th century is full of character features including exposed stone walls, wooden beams, hand made terracotta floor tiles and feature fireplaces in almost every room. The ground floor has an office with a store room off it to the rear, then comes the large living room, followed by the superb dining room which has access out to the pool, a staircase to the first floor and also access to the delightful rear patio which has a gazebo and a fish pond with water lilies. Next up is the fully equipped kitchen which has an insert woodburner in the feature fireplace and also has white painted beams after this there is more storage space and a family bathroom. Then at the farthest end comes an annex, the oldest part of the property, with its own separate entrance into a shower room and a staircase that leads to a double bedroom, currently decked out in purple. On the first floor, accessed via the other staircase back in the dining room, there is a landing with 2 rooms off in each direction giving 4 rooms of varying sizes, all currently used as bedrooms. These may need to be reconfigured depending on your needs as the 2 bedrooms furthest from the landing are accessed via the other bedrooms.

The 2nd property has a large open plan living/dining room with a large open fireplace, exposed stone walls and wooden beams. A kitchen,...