

Part of old dairy divisible into substantial houses or apartments. Villeloin-Coulangé.

EXCLUSIVE



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Villeloin-Coulangé |
| Department: | Indre-et-Loire     |
| Bed:        | 0                  |
| Bath:       | 0                  |
| Floor:      | 0 m2               |
| Plot Size:  | 1024 m2            |

## IN BRIEF

Great opportunity to renovate this lovely old building, on part of the site of an old Abbey, to provide houses, apartments or other useful accommodation (gym, gallery etc). Set in the beautiful region of the Loire Valley Chateaux with the Royal City of Loches just 20 minutes away. The property is built in, and around, the ruins of an ancient Abbey, visited by royalty and dating back to 850 AD.

## 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 local village is a short walk away with a little supermarket, pharmacy and other facilities but you are 5 minutes from the lovely village of Montresor – one of the most beautiful villages in France – with its own superb chateau, restaurants, superb boulangerie, tabac and other interesting and pretty surroundings.

For more eating and shopping experiences, the Royal City of Loches, some 20 minutes away, is hard to beat. 3 big supermarkets, all sorts of food outlets including a Michelin-starred restaurant, twice weekly markets and heaps more history.

The building is a shell and requires complete renovation.

- Ground Floor. A couple of large spaces and two smaller ones providing an overall floor area of approx 135m<sup>2</sup>
  - First Floor. Subdivided into 7 spaces with a total floor area estimated at 135m<sup>2</sup>
  - Basement. Substantial storage space.
  - Exterior. Small courtyard accessible from a shared road to suit parking or a few tables and chairs
- Airports at Châteauroux (58km), Tours (68km), Poitiers (108km) and Limoges (176km)  
TGV trains at Vierzon, Tours (St-Pierre-de-Corps) and Châtellerault (76km).

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

## NOTES