

Spacious family home offering many different possibilities, accessible by foot to all nearby facilities.

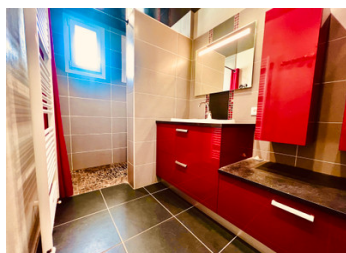


## INFORMATION

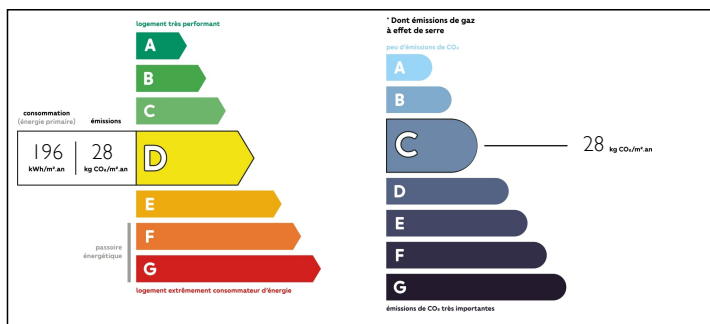
Town:	Beaumont-en-Véron
Department:	Indre-et-Loire
Bed:	6
Bath:	2
Floor:	214 m2
Plot Size:	825 m2

## IN BRIEF

This large, comfortable family home offers 6/7 bedroom accommodation in a peaceful location, yet within walking distance to all nearby amenities. Possibility to convert basement level into an independent apartment with its own access. Ideally situated only 5 km from the motorway, with Tours just 60km away offering flights to the U.K, and a TGV station with easy access to Paris. Ferry port of Caen 3 hours drive.

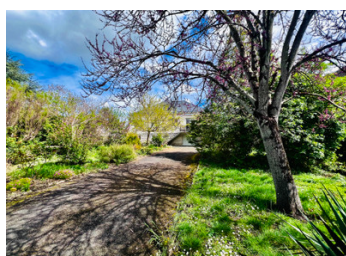
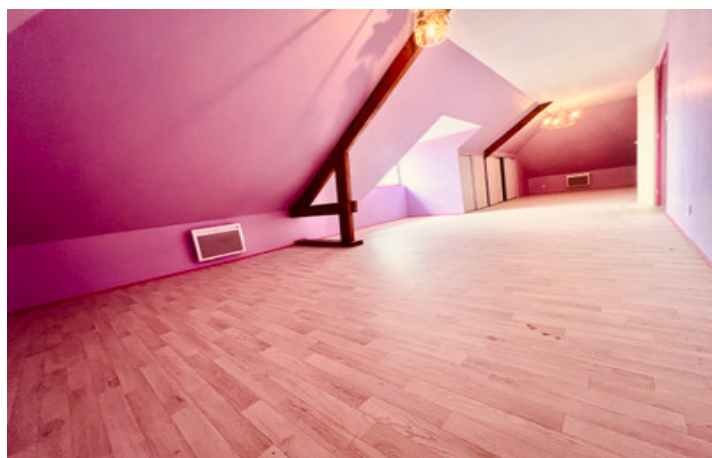


## ENERGY - DPE



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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

The house -

Ground floor -

-The front door opens into a large entry space and tiled hallway, (11.4 x 1.9m2) with plenty of storage space to hide shoes and coats with a WC to the right.

-Leading to a room of 3.5x2.8 m2, ideal as an office or guest bedroom.

-The bright living/ dining room is to the left (5.2 x 4.3m2), with air con and doors leading out to the terrasse (with steps down to the garden), offering an outdoor dining space.

-The kitchen next door (4.3 x 3.2 m2), with tiled flooring, is semi equipped, giving the potential to combine these 2 rooms and create an enormous open-plan living/dining area.

-Bedroom 1 is at the end of the hallway (4.4 x 3.2 m2) with its original parquet flooring and built in wardrobe space.

-Opposite is currently a dressing space with parquet flooring (3.1x3.2m2), could equally be an office.

-Also on this level is another WC, and a separate bathroom (3x1.6m2) with a modern tiled walk in shower.

Stairs leading up to first floor-

Landing space off of which are 3 generously sized bedrooms, all featuring original beams

-Bedroom 2 (5.7x4m2)

-Bedroom 3 (5.4x4.1m2) - pipework already in place for a potential bathroom

-Bedroom 4 (12x4.1m2) - enormous space, could be a master bedroom, or divided into 2 rooms, or used as a play room/ gym area, view towards church.

Stairs leading down from ground floor to basement..

-garage to the left, with electric sliding garage door, space for 2 cars, plumbing for...

## NOTES