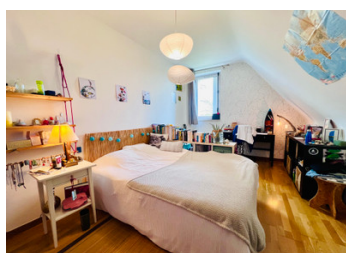
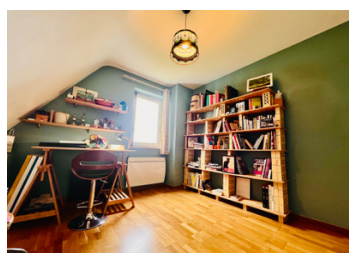
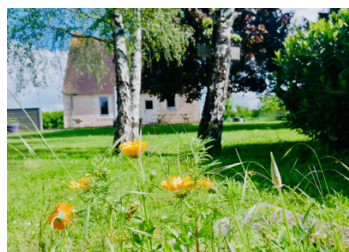


Peaceful 3 bedroom architect designed home in the countryside, with garden, yet only 20 minutes from Tours.



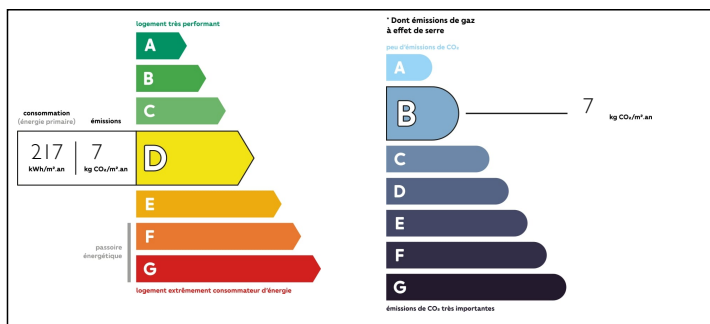
INFORMATION

Town:	Berthenay
Department:	Indre-et-Loire
Bed:	3
Bath:	0
Floor:	151 m2
Plot Size:	1500 m2

IN BRIEF

This well designed 3 bedroom architect's home offers the perfect solution for modern family life or for hosting friends and family, offering well thought-out spaces, ample entertaining space and working from home options, along with a manageable sized garden surrounding the property providing serene outdoor living too. With public transport links in walking distance, the city of Tours only 13 km away and in touching distance of glorious chateaux of the Loire, bike routes, and riverside activities, you couldn't dream of a better location! Another bonus - airport links to the UK and a TGV station with links to Paris also in Tours, and the ferry port of Caen only 3 hours away.

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.



NOTES

DESCRIPTION

The house

-Ground floor

-Front door leads into a spacious and light entrance hall with a tommette tiled floor, off of which is the modern and bright downstairs bathroom (2.2mx2.2m), with white tiled walls, mosaic bath side, in-bath shower, WC, sink and towel heater.

-To the right of the entry hall is the kitchen (2.8mx4.8m) with tommette flooring and fitted kitchen

-A utility room (3mx1.7m) leads off of the kitchen , perfect for all white goods, or extra kitchen storage.

-A storage room (4.7mx3.1m) leads off of the utility room (the remaining part of the converted garage), for housing garden tools/machinery, with a loft space above for extra storage, and door leading out to the garden.

-The living/dining room (6.9mx4.5m) is opposite the kitchen, with tommette flooring and feature beams and a beautiful chimney with wood burner.

-A play-room/office space (6.4mx2.7m) leads off of the living space, making the most of the converted garage space.

A feature made to measure stone staircase with bespoke hand rail leads from the entry hall to the...
First floor

- 3 generous sized rooms come off of the hallway

-Bedroom 1 (3mx4.1m)

-Bedroom 2 (5m x 2.9m)

Bedroom 3 (3.5mx 3.3m)

All with views over the garden and surrounding countryside.

-An office (1.6m x 3m) is at the top of the stairs

-Bathroom (2.7m x 2m) with shower, sink unit and WC

Outside -

The laid to lawn garden surrounds the property, with a decked terrace area directly outside for outside dining and BBQ area, all enclosed, and secured with an electric gate.

Technical...