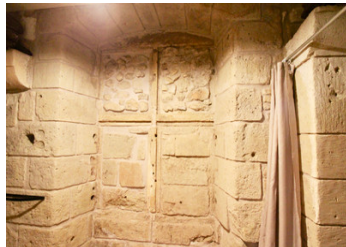


Renovation Required! Beautiful stone house and large garden on the banks of the Loire, potential 5+ bedrooms



INFORMATION

Town:	Bréhémont
Department:	Indre-et-Loire
Bed:	5
Bath:	1
Floor:	210 m2
Plot Size:	1185 m2



IN BRIEF

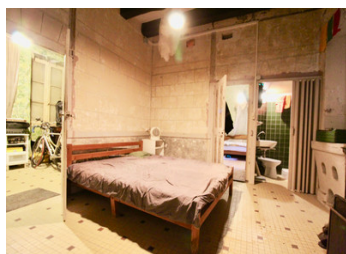
The lively village of Bréhémont on the banks of the Loire boasts café, restaurant, bakery, school and plenty of ambiance, being on the Loire a Velo touristic cycling route. It is within easy reach of Langeais for supermarket, shops and services. Tours is the closest city (35km) which has the advantage of a TGV high speed rail station (55 minutes direct to Paris) and a Ryanair flight Tours to London Stansted three times per week. The area is also easily accessible via the A10 and A85 motorways. The house itself has roots back to the 15th Century before the embankment along the Loire was built, which explains architecturally why there are three floors on the interior (courtyard & garden elevation) but only two on the riverside. It has retained many original stone features but is in need of renovation. One of the outbuildings has been partially renovated and could be...

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 ground floor rooms and cellars are in a state of partial renovation but original fireplaces, flagstone floors and the 'potager' or old cooking stove, are still visible.

A stone staircase winds its way up from the ground floor to the first floor which is semi-habitable with a functional bathroom, makeshift kitchen, two bedrooms, plus a sitting room and two further rooms.

The third floor is a huge loft space ripe for conversion with one Velux window and an old hayloft door.

Outside, there is a covered barn, a double height stone barn, and the old bakery, which has been largely renovated into a cottage and could be finished easily into a one-up one-down base to stay in whilst works in the main house were undertaken.

There is a spacious garden on a plot of 1185m2 with mature trees.

Photos, plans and measurements available on request.

Mains drainage.

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

NOTES