

Three bedroom, two-bathroom house with pretty enclosed garden in Champigny sur Veude.



INFORMATION

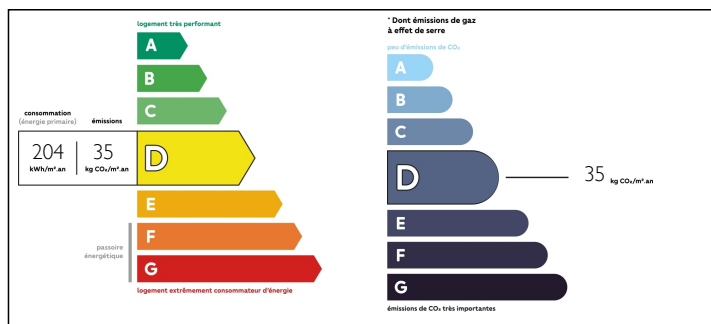
Town:	Champigny-sur-Veude
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	510 m2

IN BRIEF

On the edge of the historic village of Champigny sur Veude, this stone property, built in 1833 and once home to the village school, is a bright house with generous-sized reception rooms and good-sized bedrooms. It has a pretty, enclosed, cottage-style garden.



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

You enter the property from the garden directly into the dining room (33m²) is a fireplace with wood burning stove. To the right, is the living room (34m²) and to the left, is the fitted kitchen (18.5m²). Off the kitchen is the boiler with WC (2m²). The wooden staircase leads from the dining room to a landing from where you enter the master bedroom (15m²) with dressing area (4m²) and ensuite bathroom (11m²) with claw foot bath, shower, sink and WC. To the right are two further bedrooms. The bedroom (16m²) at the front of the house is currently used as an office. The bedroom (16m²) to the rear overlooks the garden. To the left, is a shower room (4m²). The staircase continues to the large attic space, which is in three parts, and could be developed to create additional living space, if desired. Outside, to the side of the property, is a covered area used as a work shop and potting shed. There is a terrace for outside eating and pretty, enclosed cottage-style garden.

Champigny sur Veude has an épicerie and bar/restaurant. It is approximately 5 minutes from Richelieu and 15 minutes from Chinon, both of which have all the commerce you need. The property is just over 3 hours by car from the ferry port at Caen Ouistreham. It is less than an hour from Poitiers and Tours airports, which are serviced by Ryanair from London Stansted. The TGV takes you...

LOCAL TAXES

Taxe foncière: 470 EUR

NOTES