

Bright and airy traditional and historic 4 bed house with 2 apartments adjacent. Villeloin-Coulange

EXCLUSIVE



## INFORMATION

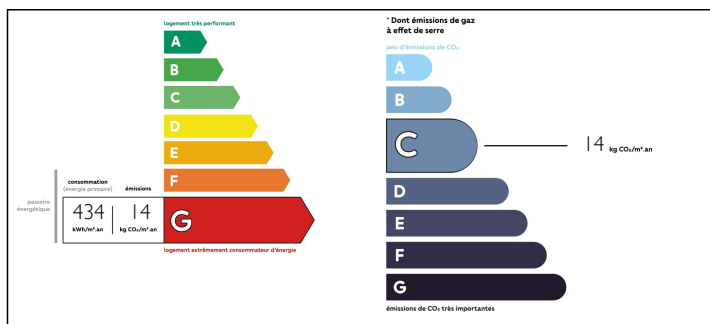
Town:	Villeloin-Coulangé
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	153 m2
Plot Size:	905 m2

## IN BRIEF

This is an attractive house in a fantastic location with history all around you. The immediate area was the site of an old abbey. There are magnificent buildings in every direction and the mature environment is truly beautiful. The house has a pretty courtyard terrace to the front, a place to sit with a coffee and read a book. The environs are tranquil and calm. The river Indrois runs through the village and makes for many pretty walks. The annual brocante in the village attracts up to 300 stalls.



## 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 has been built among the walls of the old abbey church on this site and there is still considerable evidence of that period especially in the undercroft. A grand old stone sink and some ornate columns are particularly noteworthy.

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 region has historical connections with Joan of Arc, Richard the Lionheart, many of the French Kings, even the Romans have left a number of interesting sites worth a visit. There are good wine regions just north of you including some of our favourite winemakers in the Chenonceaux area. There are pleasant walks and bike rides on your doorstep.

The house (153m<sup>2</sup>) comprises:

Stone stairs from the front garden leading up to –

- Raised Ground Floor.

Entrance (from the raised external seating area) and kitchen area (11m<sup>2</sup>), dining area (20m<sup>2</sup>) with door to small terrace and stairs down to rear garden and two staircases leading to the bedroom floor upstairs. A large living room (29m<sup>2</sup>) with terracotta floor...