

Character 3-bed property, possible rental accommodation, beautiful gardens, village centre, nr Montrichard 41.

## EXCLUSIVE



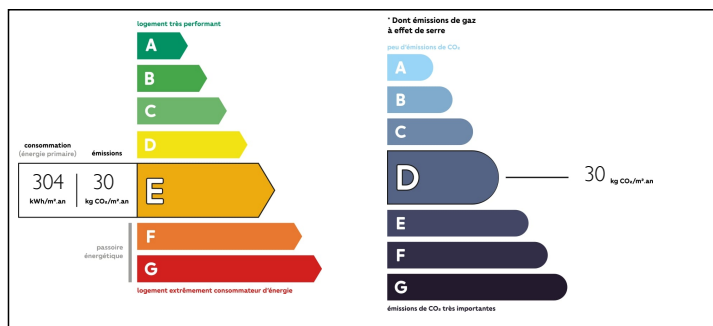
## INFORMATION

Town:	Montrichard
Department:	Loir-et-Cher
Bed:	3
Bath:	3
Floor:	140 m2
Plot Size:	862 m2

## IN BRIEF

This character property has two stone houses and beautiful gardens, and is hidden in the centre of the village of Pontlevoy, with restaurants, amenities and schools. The popular tourist destination of Montrichard, which has many shops and large supermarkets, as well as a mainline train station is just 8km away. The city of Tours with airport, served by Ryanair, and TGV links is 48km from the property.

## 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 main house has been recently renovated with quality. It can be divided into two separate accommodations, by simply closing the connecting internal door. Each section has a fully equipped modern kitchen, living space and a bathroom or shower room/W.C. and one bedroom.

The little cottage can also be used as rental accommodation.

Each house has its own terrace and the gardens have been tastefully landscaped to provide different areas to enjoy.

There is the potential to create another studio, by connecting the studio workshop and potting room. There is already water, electricity and drainage present.

The wine cellar has also been beautifully restored and provides a lovely, cool place to enjoy a glass of wine in the hot summer months.

The gardens end at the little stream that runs through the village. The gardens are private and a good size, yet in the centre of this pretty village with amenities on the doorstep.

This wonderful character property is perfect as a family home, holiday home and/or rental accommodations - providing plenty of flexibility to suit everyone!

Main house – habitable surface 89m<sup>2</sup> (at 1.8m height, floor area larger)

Front of house:

Kitchen and living room open plan 20m<sup>2</sup>

Shower room with W.C.

Mezzanine bedroom 9m<sup>2</sup> (floor area larger)

Rear of house:

Kitchen/living area with under floor heating 39.5m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1365 EUR

## NOTES