

3-bed house and exterior annex room, courtyard, in a quiet village 10 km from the Royal town of Loches.

EXCLUSIVE



INFORMATION

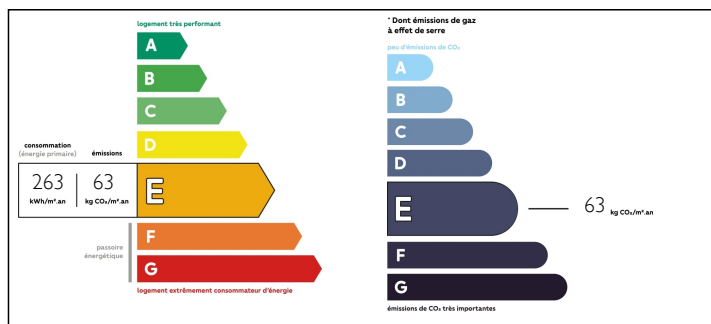
Town:	Mouzay
Department:	Indre-et-Loire
Bed:	4
Bath:	1
Floor:	142 m2
Plot Size:	342 m2

IN BRIEF

Character house in a quiet village with 4 bedrooms in total, large living rooms, outbuildings and courtyard.



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

Don't wait any longer to discover this large village house and its history, with 142m² of living space.

The ground floor is spacious and bright.

On one side, the entrance hall leads to the kitchen, with access to the courtyard, and to the utility room. On the other side, you will find a large living/dining room (27m²) with a wood-burning stove where you can enjoy good meals with family or friends. Furniture can be negotiated.

There is also a WC and access to the first floor.

Spacious, comfortable bedrooms.

The first floor offers 3 bedrooms, a bathroom and a WC. There is also a fourth independent bedroom accessed from the exterior, that could be converted into a guest room or workspace.

Possibility of extension.

The 65m² attic on the second floor can be converted to suit your needs and plans.

Outbuildings

You will find several storage areas just off the flower-filled courtyard with a shed, a wood store, a boiler room that still has the original bread oven and some traces of its history.

The sheltered courtyard provides an ideal dining area in fine weather.

The well adds charm to this private courtyard.

About the village

Mouzay is a quiet village with a primary school and library, only 10 km from the Royal City of Loches. Just a 3-minute walk away, you'll find an outdoor sports complex for all ages. There's a children's playground, a bi-cross track, a football stadium, a tennis court, a petanque pitch and a pond for fishing and picnics.

This house is just waiting for...

LOCAL TAXES

Taxe foncière: **773 EUR**

NOTES