

Unique opportunity to create a 21st century home in this manor house dating from the 16th century.



## INFORMATION

Town:	Chezelles
Department:	Indre-et-Loire
Bed:	0
Bath:	0
Floor:	320 m2
Plot Size:	0 m2

## IN BRIEF

Hidden away in a hamlet close to the village of Chezelles, this manor house dating from the 16th century, remodelled and added to in later centuries with outbuildings and land with wonderful views over the countryside is waiting to be completely restored. Whilst part of the roof was renewed by the vendors, everything else needs to be done. Are you ready to bring your creativity and imagination to unlock the full potential of this wonderful property?



## 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

Manor house with outbuildings to renovate comprising :

16th century part of the property :

On the ground floor :

room (30m<sup>2</sup>) with fireplace.

room (50m<sup>2</sup>) with fireplace currently divided into two spaces with non-supporting wall

On the first floor :

Space (30m<sup>2</sup>) with fireplace divided into small rooms. This room is accessed by an external staircase.

Space (50m<sup>2</sup>) with fireplace. Accessed via a ladder.

Below the property:

wine press (29m<sup>2</sup>)

cellar in two parts (50m<sup>2</sup>)

19th century part of the property :

kitchen (12m<sup>2</sup>) with fireplace

living room (24m<sup>2</sup>)

Attic space above both rooms

Outbuildings including :

Open barn in two parts (60m<sup>2</sup> & 16m<sup>2</sup>) which could be made into one space

Barn (20m<sup>2</sup>) with attic above

Stable (9m<sup>2</sup>) with attic above

Pig sty (3.5m<sup>2</sup>) with attic above

Two other rooms not measured

Land attached.

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

## NOTES