



CHARACTER FARMHOUSE WITH GÎTE, HEATED POOL AND ONE-HECTARE GROUNDS — SOUTH TOURAIN

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WITH GÎTE, HEATED POOL
AND ONE-HECTARE
GROUNDS — SOUTH
TOURAINÉ...



PROPERTY FACT FILE	
REFERENCE	A45382RPD37
PRICE	€ 800,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	453 m ²
LAND	9980 m ²
TOWN	Luzé
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- Two independent homes on ~1 hectare
- Heated pool with open countryside views
- Beautifully renovated, ready to move in
- Total peace and privacy, no overlooking
- Shops 5 min away, motorway in 15 min

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In the heart of South Touraine, in unspoilt countryside with no overlooking neighbours, this beautifully renovated former farmhouse offers two independent homes set in around one hectare of grounds. Original stone, exposed beams and generous volumes combine with a high-quality renovation: a rare property, ready to move into with no

DESCRIPTION

In the heart of South Touraine, set in unspoilt countryside with no overlooking neighbours, this beautifully renovated former farmhouse comprises two independent homes within around one hectare of grounds.

A rare property that blends the charm of old stone and generous proportions with the comfort of a quality renovation, ready to move into, with no work required.

The main house (approx. 245 m²)

Entry is through a bright breakfast room opening onto the courtyard, terrace and pool, leading to a fitted kitchen overlooking the garden. The dining room opens into a spectacular reception room of around 70 m², featuring a magnificent stone fireplace, exposed beams, double-height ceiling and elegant arched windows onto the garden. The ground floor also offers a bedroom with en-suite shower room. Upstairs, two spacious bedrooms enjoy generous storage and a bathroom, one with access to a roof terrace.

The independent second home (approx. 208 m²)

Arranged around the courtyard, facing the main house, this second dwelling is entirely self-contained: perfect for hosting family and friends in privacy, or for a guest-hosting venture.

It comprises a characterful kitchen with traditional terracotta floors, a warm sitting room with wood-burning stove, several bedrooms (some en-suite), a library and a separate games room.

The grounds

A landscaped courtyard elegantly links the two houses. To the rear, an enclosed garden offers covered dining areas, a barbecue, a pizza oven and a recen...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45382RPD37>

COMPLETE FILE AND PHOTO ON REQUEST



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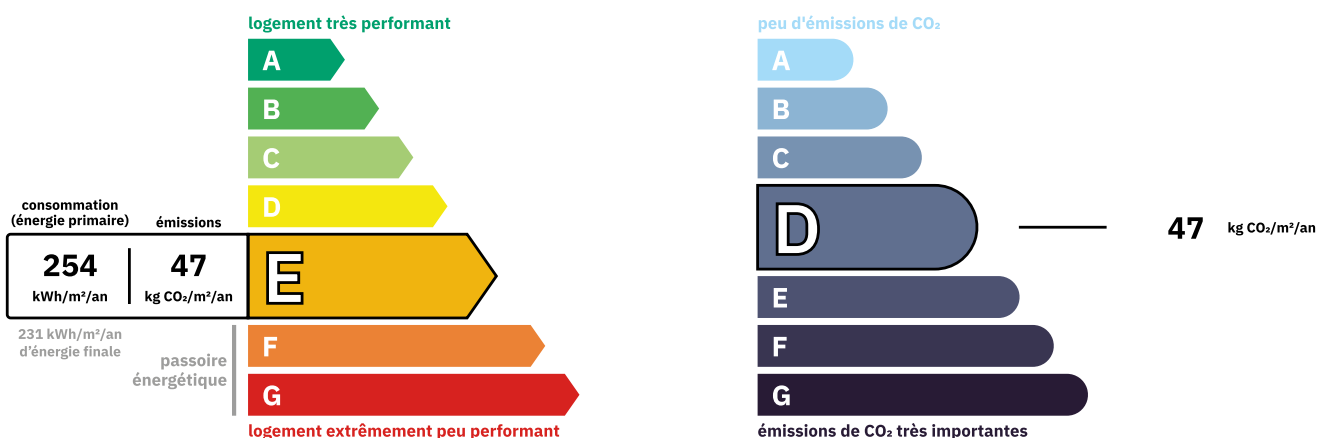
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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 5650 € and 7700€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A45382RPD37
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AND PHOTOS
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