

LOIRE VALLEY CHARACTER FARMHOUSE COMPLEX IN EXCELLENT CONDITION WITH GÎTE, HEATED POOL AND ONE HECTARE GROUNDS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

LOIRE VALLEY CHARACTER FARMHOUSE COMPLEX IN EXCELLENT CONDITION WITH GÎTE, HEATED POOL AND ONE HECT...





PROPERTY FACT FILE

REFERENCE	A45382RPD37
PRICE	€ 645,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	453 m²
LAND	9980 m²
TOWN	Luzé
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Barns - outbuildings

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

LOIRE VALLEY CHARACTER FARMHOUSE COMPLEX IN EXCELLENT CONDITION WITH GÎTE, HEATED POOL AND ONE HECT...

Ref : A45382RPD37

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

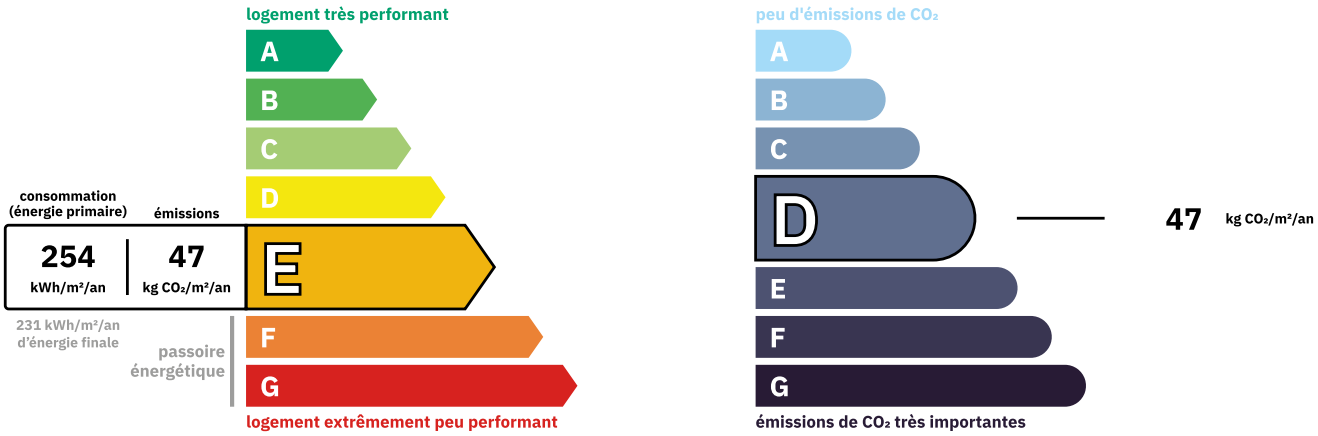
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

LOIRE VALLEY CHARACTER FARMHOUSE COMPLEX IN EXCELLENT CONDITION WITH GÎTE, HEATED POOL AND ONE HECT...

Ref : A45382RPD37

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

ENERGIE-DPE



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

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr