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Three Houses, a pool, views and land in Indre-et-Loire

Tours , Indre-et-Loire , Loire Valley



€280,000

inc. of agency fees

2 Beds 2 Baths 150 sqm 2 ha

This charming combination of houses have been modernised and renovated with great attention to detail full of style and character.

At a Glance

Reference	MFH-LOR1873N	Near to	Tours	Price	€280,000
Bed	2	Bath	2	Hab.Space	150 sqm
Land	2 ha	Pool	Yes	Land Tax	N/A

Property Description

This charming combination of houses have been modernised and renovated with superb attention to detail full of style and character. Used by the current owners to accommodate their friends and family who come for the long warm summers this area is famous for this home could easily be turned into a profitable rental venture.

THE PROPERTY

In a commanding position in the classified “valley of the Maulne” between Chateau-la-Valliere and Le Lude, this property enjoys a quiet rural setting with dramatic views from the pool and terrace. The 1 bedroom main cottage enjoys a gated entrance and garden with sun terrace overlooking the valley. Fitted kitchen, vaulted lounge, bathroom and wc occupy the ground floor with a double bedroom above the kitchen.

The pool house with it’s BBQ terrace overlooking the pool provides an upstairs bedroom and bathroom, kitchen/diner and store room (could be converted if required). There’s also a garden cottage ripe for conversion with already a new roof, water, drainage and electricity in place.

OUTSIDE

The property sits on roughly 2 hectares of land: lawn, forest, terraces, etc... The swimming pool is a 5x10m salt water pool with sun terrace, pool house and great views over the valley.

THE AREA

It is situated about 10 minutes from either Le Lude or Chateau-la-Valliere (both of which have a wide choice of amenities). Tours and Le Mans are a 45 minute drive away and Paris and the Normandy ports in about 2h30.

A comfortable place to live and enjoy with scope to expand if required.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Near to a Golf Course?	✓

And Before You Ask

Exposure:	South
Year of Renovation:	2000
Condition:	Very good
Heating System:	Wood burner system
Currently lived in:	Yes
Condition of Roof:	Good condition

Summary

Property type:	Countryside house
Bedrooms:	2
Bathrooms	2
Price	€280,000

Key Information

Year Built:	1800
Internal Area:	150 sqm
Land Area:	2 ha
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	3
Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes

Location: Loire Valley



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