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## Character house with land of approximately 880 m<sup>2</sup>.

**Chambray-lès-Tours** , **Indre-et-Loire** , **Loire Valley**



# €499,000

inc. of agency fees

5 Beds      210 sqm      0.09 ha

Located in a hamlet, this house and its adjoining gîte renovated by an interior designer extend over approximately 210 m<sup>2</sup> on the ground, on a plot of 880 m<sup>2</sup>. The period cement tiles, exposed stone walls...

### At a Glance

<b>Reference</b>	MFH-CJC02106	<b>Near to</b>	Chambray-lès-Tours	<b>Price</b>	€499,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	210 sqm
<b>Land</b>	0.09 ha			<b>Land Tax</b>	N/A

### Property Description

Located in a hamlet, this house and its adjoining gîte renovated by an interior designer extend over approximately 210 m<sup>2</sup> on the ground, on a plot of 880 m<sup>2</sup>. The period cement tiles, exposed stone walls and original beams, as well as a bow window with a view of the garden, bear witness to the preserved history of this construction. On the ground floor there are two welcoming living rooms, including a bright dining room

with a custom-made open kitchen, a living room, a 25 m<sup>2</sup> master suite, equipped with a shower room, a dressing room and an office area, a second bedroom on one level as well as a shower room. Upstairs, you will find a 12m<sup>2</sup> office space with a cut stone floor, followed by a room to be fitted out for a future dressing room, a bedroom, a bathroom. The adjoining gîte, with its independent access, includes a living room/kitchen area, a bedroom, a shower room and a welcoming veranda. The gîte benefits from a very good rental yield and many positive reviews on Airbnb. If you do not wish to continue this activity, it can also be suitable for a liberal profession or be rented out year-round. Outside, a slate courtyard allows you to park several vehicles. At the back of the house, you will find a terrace, a vegetable garden and still enough land to install a swimming pool. Ideally located just 10 minutes from the TGV station and 5 minutes from the A10 motorway, this house is also close to shops and schools. In addition, it is perfectly located to enjoy the riches of the Loire Valley. Just a few kilometers away, you can discover the famous castles (Amboise, Azay-le Rideau, Villandry, etc.). Information on the risks to which this property is exposed is available on the Géorisques website: <http://georisques.gouv.fr>

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

## Summary

Property type:	House
Bedrooms:	5
Price	€499,000

## Key Information

Internal Area:	210 sqm
Land Area:	0.09 ha

## Location: Loire Valley



## Gallery





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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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