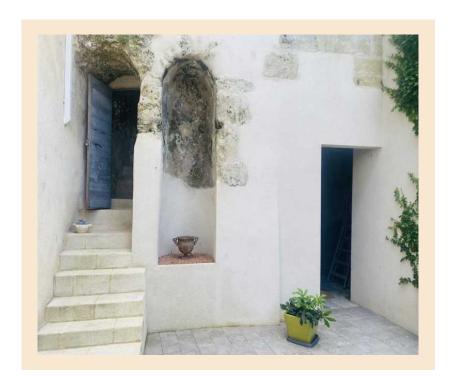
Click to view MFH-CJC02107

# Lovely 140 m2 house located a few steps from the Loire.

Amboise, Indre-et-Loire, Loire Valley



€450,000

inc. of agency fees

**3** Beds **140** sqm **0.03** ha

The ground floor consists of a spacious living room of over 60m2 equipped with a wood stove, a kitchen on two levels giving access to a pretty patio. From here, a beautiful stone staircase provides access...

#### At a Glance

**Reference** MFH-CJC02107 **Near to** Amboise **Price** €450,000

**Bed** 3 **Pool** No **Hab.Space** 140 sqm

Land 0.03 ha Land Tax N/A

### **Property Description**

The ground floor consists of a spacious living room of over 60m2 equipped with a wood stove, a kitchen on two levels giving access to a pretty patio. From here, a beautiful stone staircase provides access to the hillside, where there is a solarium with a breathtaking view of the Loire and the Île d'Or. Upstairs, there is a small reading area bathed in natural light, three pretty bedrooms, one of which has a view of the Loire, as

well as a bathroom equipped with a bathtub and a shower. The house also has a large courtyard, several cellars, including an impressive 100m long one, as well as a smaller one, which can be transformed into a living space of around 50m2. Close to the city center and all shops, this property is ideally located while being in the heart of nature and will be suitable for a main or secondary residence project. It will appeal to lovers of character and authenticity, so don't miss the opportunity to visit this exceptional property D 194 kWh/m2.year GES: B 6 kgCO2/m2.year 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: 3

Price €450,000

**Key Information** 

Internal Area: 140 sqm Land Area: 0.03 ha

**Location: Loire Valley** 



# Gallery



















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#### C. BAUER – Sunday Times

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S. and L. BROWN



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