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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
Bed 3
Land 0.03 ha

Near to Amboise
Pool No

Price €450,000
Hab.Space 140 sqm
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>

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Summary

Property type:	House
Bedrooms:	3
Price	€450,000

Key Information

Internal Area:	140 sqm
Land Area:	0.03 ha

Location: Loire Valley



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