

[Click to view MFH-CJC02108](#)

Beautiful renovated farmhouse of 250 m² located in the north

Saint-Roch , **Indre-et-Loire** , **Loire Valley**



€635,000

inc. of agency fees

4 Beds 250 sqm 0.17 ha

Superb single-storey farmhouse with a perfectly maintained garden of 1650 m² and with no work to be planned, completely renovated and extended. As soon as you enter, you will be seduced by a beautiful...

At a Glance

Reference	MFH-CJC02108	Near to	Saint-Roch	Price	€635,000
Bed	4	Pool	No	Hab.Space	250 sqm
Land	0.17 ha			Land Tax	N/A

Property Description

Superb single-storey farmhouse with a perfectly maintained garden of 1650 m² and with no work to be planned, completely renovated and extended. As soon as you enter, you will be seduced by a beautiful reception room serving as a dining room with its exposed stone walls and period beams, bringing an undeniable character. The house has a large living room of 50 m² with closed fireplace and impressive

ceiling height, 4 bedrooms including a master suite with private shower room, an office, a modern kitchen and its scullery, a separate toilet and a bathroom on the ground floor. Upstairs, there is a mezzanine of approximately 20 m² which would be perfect for a reading area, a guest bedroom or a games area. Outside, an outbuilding of more than 25 m² living room, shower room and separate toilet. This outbuilding can be transformed into a pool house, an office for a liberal profession or an independent accommodation for seasonal rental. Adjoining, you will find a garage of 18 m² with motorized door. The garden, beautifully maintained, is home to a beautiful Albizia as well as several decorative shrubs. The 8x4 m swimming pool, covered by a sliding shelter, is treated with bromine, offering an alternative to chlorine. The whole is completed by a technical chalet and entirely enclosed by an electric gate. This unique farmhouse combines old-world charm, modern comfort and quality equipment, in a calm and green setting. DPE: C 177 kWh/m².year GES: A 5 kgCO₂/m².year

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:	4
Price	€635,000

Key Information

Internal Area:	250 sqm
Land Area:	0.17 ha

Location: Loire Valley



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates