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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

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Summary

Property type:	House
Bedrooms:	4
Price	€635,000

Key Information

Internal Area:	250 sqm
Land Area:	0.17 ha

Location: Loire Valley



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