

Beautiful renovated farmhouse of 250 m2 located in the north

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





At a Glance

Reference	MFH-CJC02108
Bed	4
Land	0.17 ha

Near to	Saint-Roch
Pool	No

 Price
 €635,000

 Hab.Space
 250 sqm

 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: Bedrooms: Price House 4 €635,000

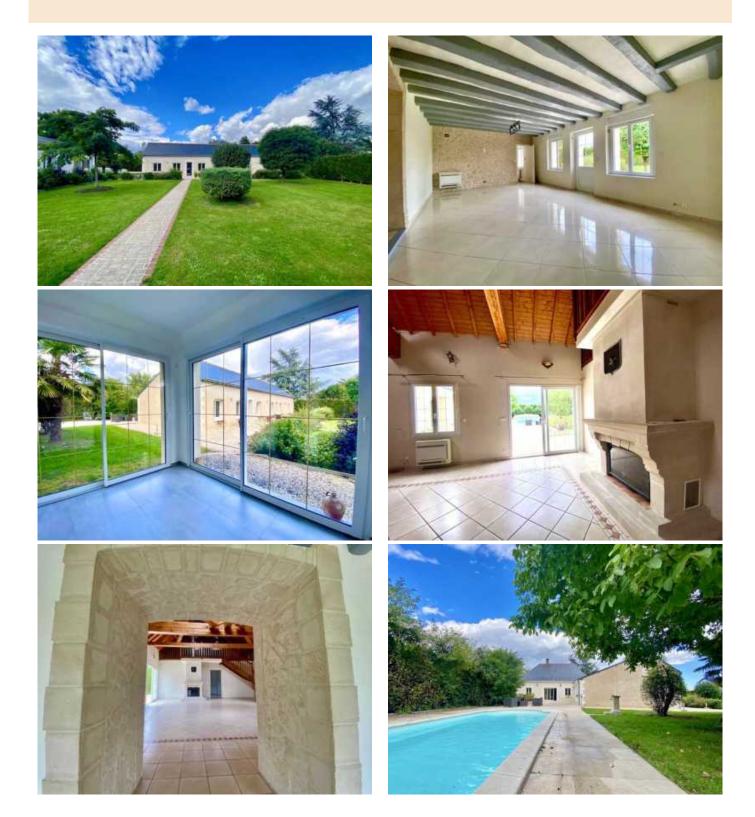
Key Information

Internal Area: Land Area: 250 sqm 0.17 ha

Location: Loire Valley



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