COLDWELL BANKER
EUROPA REALTY

House Loches 430 m²



SALE PRICE : 650 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITY

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Nestled in the quiet countryside of the Touraine region, surrounded by fields and hiking trails, 25 min south of the Royal city of LOCHES, you will find this heavenly quiet retreat and immediately fall under its spell.

Originally a XVIIth century farmhouse, this home has been painstakingly remodeled and features only the finest quality materials throughout. At over 4,500 sq.ft., the home offers you a total of 5 bedrooms, 4 bathrooms, a spacious open kitchen with access to the terrace, a gorgeous living room of over 750 sq.ft. with fireplace and access to the backyard, a dining room with vaulted ceilings, walk-in closet, laundry room and utility room. The upstairs of the west wing of the house is dedicated entirely to the huge master suite : 700 sq.ft. featuring the bedroom, walk-in closet and a large bathroom with walk-in shower and tub. The south wing of the home features a separate living space with its own entry, kitchen and dining room, as well as an incredible space upstairs, currently used as a bedroom and a games room.

The gite / guest unit offers 3 bedrooms, 2 bathrooms, a living room and kitchen, and a terrace overlooking the rolling hills of the countryside. Perfect as a vacation rental or a guest house.

An inviting pool with a recent heating system and a new retractable cover. The home features a brand new geothermal heating system and heat pump. In floor heating. Gorgeous stone fireplace in the living room and brand new wood stove in the kitchen. New water heater.

Over 29 acres of landscaped grounds, with 2 ponds, 2 barns and carport, stables for horses, paddocks, original pigeon house, vegetable garden, a well, green houses, and covered terrace.

Wonderful opportunity to enjoy countryside living without a single neighbor in sight and no outside noise, yet only 6 kms away from all shops and supermarkets.

For more information, photos, or to schedule a showing, please don't hesitate to contact me 7 days a week.

LIST PRICE: €650,000. Agency fees payable by the seller.
Energy rating: B.
Annual energy costs: between €2,360 and €3,210.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	430.0 m²	Property tax:	€2.00
Number of rooms:	10 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 100

Greenhouse gas emissions (GHG) index: A 3

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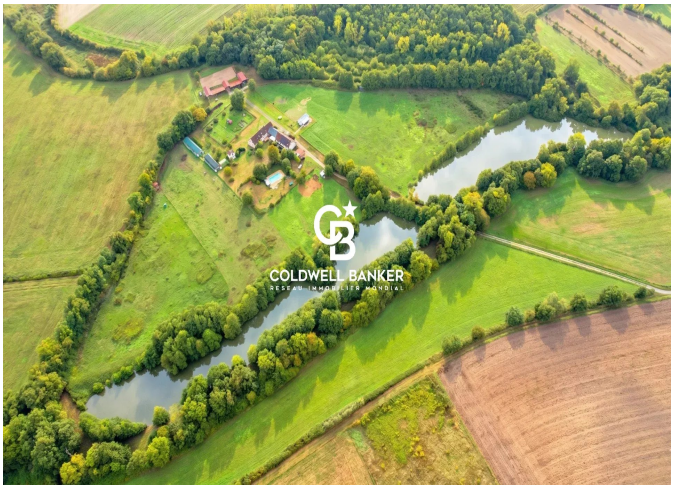





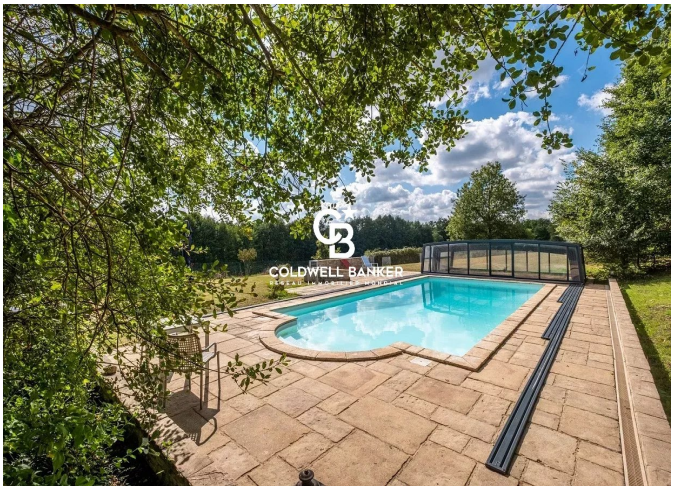



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