

Ancienne petite ferme rénovée

LOCHES

HAI

Price: € 550 000 *

Honorary Award Excluded: €528 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Located 20 km east of Loches, old farmhouse from 1870 and its outbuildings built on a 9000m² park with views of the countryside. The house, a farmhouse from 1850 totaling 273m² on two levels, was completely renovated in 2021 with traditional materials to combine the charm of the old with contemporary functionality. The entrance hall leads on the one hand to a cozy living room with a large fireplace, on the other hand to a large living room with a lounge area and a kitchen-dining room opening onto the courtyard terrace. All of these rooms benefit from a double east-west exposure allowing for beautiful light at all times of the day. Still on the ground floor, a toilet, a beautiful bedroom with bathroom & shower, a dressing room. Going down a few steps from the kitchen, a back kitchen with access to the countryside terrace, a toilet, a laundry room and an old wine cellar. Upstairs, the landing leads, on one side, to a bedroom with shower room and a toilet, on the other, a corridor serving two additional bedrooms, an office, a dressing room and a bathroom. Concerning the outbuildings, in the extension of the residential building, a barn serving as a garage and workshop then a storage room or bicycle storage room. All the roofs of these buildings were redone in 2021. Facing this main building, a second farmhouse, formerly farm buildings including, stable, cowshed, shed and small accommodation, for possible storage use or to rehabilitate. The wooded park and a small pond extends over lawn to the neighboring wood and the surrounding meadows. The whole is quiet, with pretty views and not overlooked, located 1km from a

village with schools and some shops, 3km from Montrésor, 20km from Loches, 60km from Tours.

LE BIEN EN DETAIL

Reference : 86200598
Town : Loches
Transaction : Sale
Type de bien : Maison
Price Including charges : € 550 000
Area : 273 m²
Land : 8871 m²

Number of pieces : 8
Bedrooms : 4

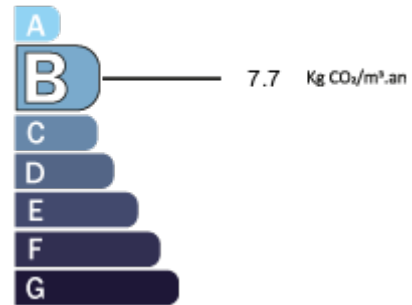


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2021) :
mini. 3780€ max. 5130€



Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS











PROPRIÉTÉS
DE PRESTIGE

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