

## Historic Village House :: € 245,000

Marigny Marmande – Indre et Loire  
Réf 204



**Large Living Room with Open Fireplace |  
Fitted Kitchen | 2 WC | Bathroom | 4  
Bedrooms | Laundry Room | Numerous  
Outbuildings |  
4,500 M2 Land**



This is a wonderful example of an early 16th Century Touraine Feudal Home. With roots to the Middle-Ages this four bedroom property is situated at the very heart of an historic Loire village and Truffle capital in the south of Touraine, near Richelieu.

**Gardens, & Outbuildings – as used in the film “Van Gogh” - with its shaded areas make this an ideal property for an al fresco lifestyle**

## Situation

The Village of Marigny Marmande is situated to the south of Touraine 10 minutes from Richelieu. The village is the Truffle capital of Touraine with its annual festival.

The village has local services – Baker, Bar, Minimarket etc - however just a few minutes away all the major commences are available including many superb restaurants.

High speed Rail services as well as Ryanair flights are available from Tours [40mins] .

The famous Chateaux and wine country are close by.

## The Property

Access to the property is via a short drive and through the entrance porch with its Gate Tower.

The main house is set around a courtyard and its wonderful outbuildings; which could be converted to Gites or "Chambre d'hôte. In total the grounds amount to in excess of 4,500 M<sup>2</sup> and in the centre of the village !

**Ground Floor:** A large open plan living Room [40 M<sup>2</sup>]. Kitchen /Dining room [36 M<sup>2</sup>] with High Quality Fully fitted Kitchen area, complete with under floor central heating and access directly onto a shaded terrace. Independent WC, Boiler / utility room and Cellar.

Stairs to **First Floor:** Landing with built in wardrobes leading to Bedroom 1 [15M<sup>2</sup>] with mezzanine, Bedroom 2 [10 M<sup>2</sup>], Bathroom, WC, Bedroom 3 [11 M<sup>2</sup>], Bedroom 4 [13 M<sup>2</sup>] again with mezzanine.

**Outside:** Numerous outbuildings including garaging and stables.

The property is double glazed throughout, with central heating [Under Floor downstairs and via radiators upstairs].

Double glazed throughout, and with full oil fired central heating – Ground floor has under floor heating – and new boiler, this is truly a superb property at a very reasonable price



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### General

The Village of Marigny Marmande is situated to the south of Touraine 10 minutes from Richelieu. The village is the Truffle capital of Touraine with its annual festival.

**Services** Main Water, Drainage, Electricity, Broadband Internet

**Local Authority** Commune de La Tour st Gelin 37120 La Tour st Gelin

Local Taxes 2008 € 390 P/A

**Fixtures & Fittings** All those items usually regarded as tenant's fixtures & fittings are specifically reserved from the sale, although some maybe be available to the purchaser if required at valuation or the discretion of the vendor.



**VIEWING STRICTLY BY APPOINTMENT**  
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### Loire and Touraine Property Service

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