

Charming Napoleonic house dating from 1880 converted into guest rooms. Near Vendôme ask for our 360



## INFORMATION

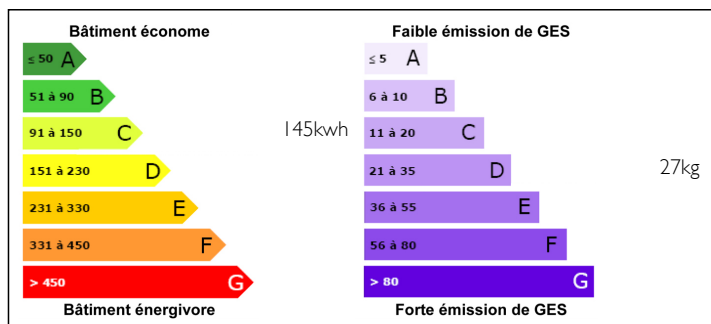
Town:	Savigny-sur-Braye
Department:	Loir-et-Cher
Bed:	6
Bath:	5
Floor:	320 m2
Plot Size:	424 m2

## IN BRIEF

Magnificent house with 11 rooms in the centre of a small Perche village in the Braye valley. IN SAVIGNY/BRAYE Ask for our 360 The ground floor is to renovate 42 MINUTES FROM PARIS FOR YOUR WORK (shuttles in the heart of the village if you do not take your car) All shops in Savigny sur Braye. The owner has converted this house into gîtes and chambres d'hôtes, using quality craftsman's techniques.

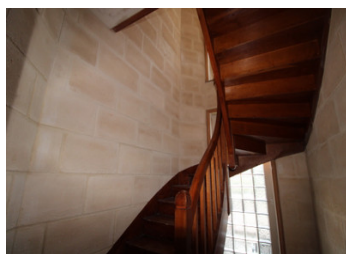


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 2000 EUR**

## NOTES

## DESCRIPTION

House located 20 minutes from the Vendôme TGV train station, where you can reach PARIS MONTPARNASSE in 42 minutes, in a village with all amenities nearby.

Atypical Haussmann-style building with 13 rooms. The layout is ideal for a bed and breakfast or gîte project. The interior spaces are large and bright. Oak parquet flooring, wood panelling and ornate fireplaces. The property can be used as a family home or as four private, intimate and independent flats.

The 73m<sup>2</sup> ground floor comprises a vestibule, a future kitchen with access to a courtyard, a future shower room and a bedroom with a fireplace.

On the first floor, a landing leads to 131m<sup>2</sup> of privacy: a fitted and equipped kitchen with access to a terrace, a living room, a sitting room with a fireplace, two bedrooms, each with its own shower room.

On the second floor: a landing leads to two intimate areas. a 46m<sup>2</sup> studio with a living room, kitchen and shower room. an 83m<sup>2</sup> flat comprising two bedrooms, each with its own shower room, a living room and a fitted and equipped kitchen.

A large 63m<sup>2</sup> garage with access to the courtyard. Five cellars, a boiler room and a well.

Enclosed, fully paved grounds with a fountain. A privileged and unspoilt location, timeless and intimate; it is situated on the outskirts of the main square, the shops and the market.

3 courtyard cellars: 10m<sup>2</sup> - 13.73m<sup>2</sup> and 16m<sup>2</sup> (concrete)

Boiler room in basement: 12m<sup>2</sup> (Concrete)

Garage 63m<sup>2</sup> (Concrete)

2 vaulted cellars under the house: 26m<sup>2</sup> (concrete)

Front...