

Superb Berrichonne farmhouse with swimming pool and bedrooms for your guests in a quiet location near Gien As



INFORMATION

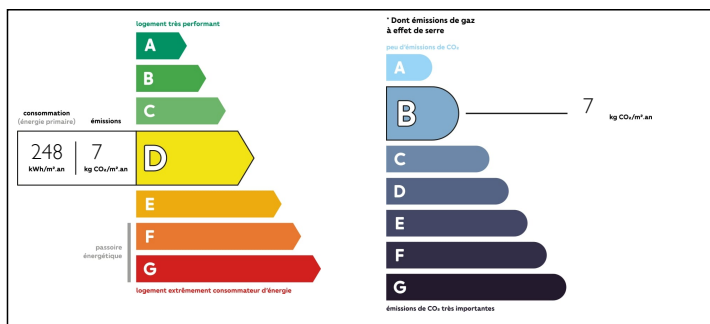
Town:	Gien
Department:	Loiret
Bed:	4
Bath:	2
Floor:	245 m2
Plot Size:	2455 m2



IN BRIEF

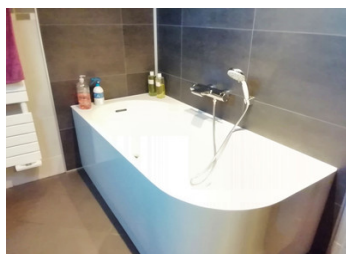
Longère Berrichonne in quiet area near Gien 45 & Aubigny 18 Swimming pool and rental income potential Lovely restored farmhouse of 95m² with 2 bedrooms and 150m² of outbuildings + an attached garage/garage on 2455m² of land. No view of neighbours Suitcases can be put down to enjoy the swimming pool in peace and quiet. No work required on this charming house with lovely character. 1h30 south of Paris on the A77. Isolated house in a hamlet surrounded by fields in a village with character, 12km from Gien (train station) and close to Aubigny/Néré (18), famous for its Scottish festivals in July. Potential for gîtes in the renovated barn, which has been designed to accommodate your family, or commercial rental potential. Ask for our numerous photos and our 360° for a successful visit at Leggett immobilier centre Val de Loire.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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: 1291 EUR

NOTES

DESCRIPTION

Longère built in 1872, fully and tastefully restored and perfectly maintained by the owners. Fenced grounds of 2455m² including fully renovated house with swimming pool and outbuildings. building partly converted (possibility 2nd home), large garage and large yard. All in very good condition.

Well-kept house with a surface area of 95m², immediately habitable with no work required, comprising on the ground floor a large living room of approx. 50m² with open-plan, fully-equipped kitchen, 1 storeroom, 1 wc, 1 bedroom of 15m² with cupboard and mezzanine, 1 shower room. On the first floor, 1 beautiful air-conditioned bedroom with dressing room of approx. 15m², 1 bathroom with wc, 1 mezzanine with cupboards. Electric underfloor heating, modern, designer wood-burning stove. individual drainage. Electrical installation to standard.

2nd building with a surface area of 185m² comprising, on the ground floor, 1 garage of 55m² with electric door, a laundry room of 13m² and a large room of 27m².

On the 1st floor, the 2 heated rooms of 40 and 44m² offer several possibilities for conversion (bedrooms, games room, sports or music room.).

Outside, a 160m² covered area, 1 heated swimming pool of 7x3.50m

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>