

5-bedroom architect-designed house near Orléans & Beaugency Bright and spacious. Swimming pool, tennis court



INFORMATION

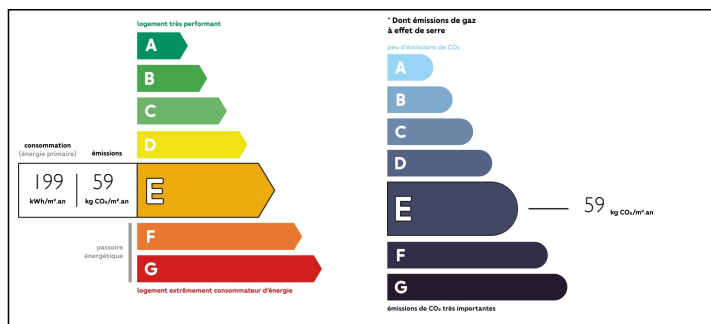
Town:	Beauce la Romaine
Department:	Loir-et-Cher
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	3100 m2

IN BRIEF

Architect-designed house built in 1977 - no work required Pool house, tennis court and basement. Very bright property and sun all day long Ideal as a holiday home or main residence, able to accommodate your family and friends. In move-in condition. Ask for our 360° and our photos before your visit All shops within walking distance.



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.



DESCRIPTION

Description of the house 7 rooms 226 m² environ
Located in the heart of Beauce, bordering départements 41/45/28 you will be seduced by this superb architect-designed house.

It comprises: large entrance hall, lounge/living room with fireplace 50m², fitted and equipped kitchen, 2 bedrooms with cupboards, bathroom with shower, wc.

First floor: 3 bedrooms with cupboards, games room, bathroom, wc. Basement: Garage, utility/boiler room, air-conditioned cellar. Terrace with awning. Pool house of approx. 30 m² with barbecue and heated swimming pool. Numerous features make this an exceptional property.

Mains drainage, alarm, surveillance camera, all controlled remotely by mobile phone.

Architect-designed house with all amenities nearby.

LOCAL TAXES

Taxe foncière: 2500 EUR

NOTES

The village of 2000 inhabitants has a supermarket, chemist, doctors, dentist, food shops and other amenities.

All sports for adults and children, schools and college, swimming pool.

Situated an hour from Orléans, Blois and Vendôme, 15 minutes from the A10 motorway (Meung-sur-Loire), 1h30 from Paris.

This house is located on the outskirts of the village, on 3100 m² of land.

Ground floor with basement (air-conditioned cellar, laundry room)

Outdoor parking for 2 cars + possibilities

With tennis court and 5 x 10 m heated swimming pool and pool house (kitchenette, fireplace, barbecue, shower, WC)

Ground floor: 140 m²: beautiful entrance, living room approx. 50 m²,

With a study area, sitting room, fireplace, living room, large separate kitchen

2 bedrooms, bathroom, WC

First floor (80 m²): 3 large bedrooms, games room, bathroom, WC and 2 storage cupboards.

All on a basement with laundry room and insulated