

Pretty Longère in Mur de Sologne Cheverny & Romorantin 10 mins away Longère (traditional farmhouse) & adjoinin



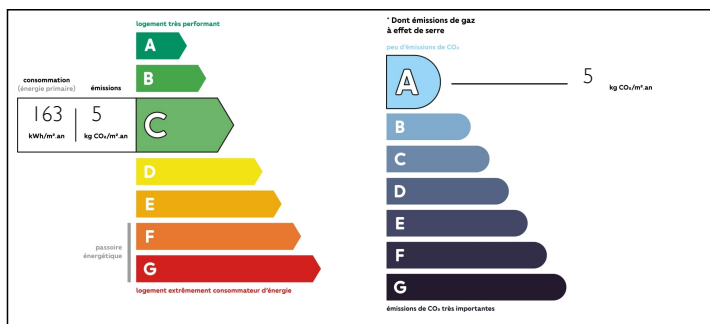
INFORMATION

Town:	Mur-de-Sologne
Department:	Loir-et-Cher
Bed:	8
Bath:	3
Floor:	237 m2
Plot Size:	3230 m2

IN BRIEF

Magnificent 237m² property with garages and 3230m² of land planted with trees Request our 76 photos and 360° for a successful visit In the heart of the Sologne, close to nature, in the commune of Mur de Sologne (41) with all shops within walking distance. Solognote house built in 1903 of 176m² and its adjoining cottage of 61m² completely renovated with taste by the owners (237m² habitable) Gîte guest house adjoining the farmhouse sold with its furniture. Your plans The configuration of this property, which is ideal as a main or second home, also makes it possible to envisage a number of different projects: Business, gîte, guest house or rental investment. Geographical location Mur de Sologne between Chambord and Romorantin, a charming Sologne village 10 minutes from Romorantin and 25 minutes from Blois. Do not hesitate to contact Bruno for our 76 photos and 360° for a successful visit.

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: 1180 EUR

NOTES

DESCRIPTION

Magnificent 295m² property with garages & 3230m² grounds

In the heart of the Sologne with all amenities within walking distance, in a peaceful setting close to nature, in the commune of Mur de Sologne (41)

Sologne-style house of 267m² with adjoining gîte, tastefully renovated by the owners.

Description of the farmhouse built in 1903

On the ground floor, a fitted and equipped kitchen of 18m², a sitting room of 21m² and a closed hearth fireplace, a dining room of 22m² downstairs, two bedrooms of 13 and 14m², a utility room of 8.40m², an entrance hall of 9m², a shower room of 4.50m², a wc and a storeroom/study of 4m².

Upstairs, a landing, four bedrooms, a shower room with wc and attic storage.

Adjoining description of the Gîte / guest house
Sold with furniture

Fully-equipped single-storey gîte comprising: on the ground floor, a 38m² living room, two 9m² bedrooms, a wc and a shower room. The gîte is completely independent.

This cosy, warm home is equipped with a brand Air-Water heat pump, fibre optic connection, oak joinery, small local tiles, garden sheds, pergola, garage, terrace, wooden gazebo, workshop, kennels, wooden sheds, children's hut, mains drainage, 3230m² grounds planted with trees and flowers, fully fenced, two motorised gates.

Your plans

The configuration of this property, ideal as a main or second home, also makes it possible to envisage several projects: Business, gîte, guest house or rental investment.