

Set of two houses near Chambord & Beaugency Gîte & swimming pool in a peaceful setting Rental potential



INFORMATION

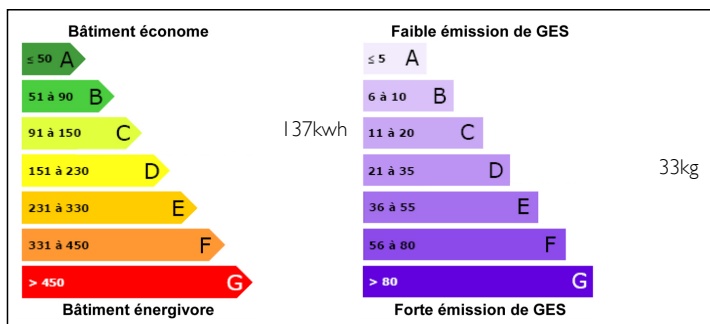
Town:	Mer
Department:	Loir-et-Cher
Bed:	8
Bath:	4
Floor:	258 m2
Plot Size:	3750 m2

IN BRIEF

Attractive development of two houses with a lovely 10x5 swimming pool and a 40 m² chalet. Ideal as a second or main home & for seasonal rental. A single-storey house and a holiday home where you can put down your suitcases.



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

Beautiful property complex of 258 m2, consisting of 2 houses (3 dwellings) with 10x5 swimming pool, on a large

land, entirely fenced, of 3,707 m2. The 1st House (1 dwelling) comprises: an entrance hall with a cupboard (de

m2), a living room (de m2), fitted kitchen (de m2), a WC (de m2), a bathroom (with shower) (de m2), a laundry room (m2), 3 bedrooms (m2 each), a hallway (m2) and a storeroom. On this dwelling :

gas tank heating, hot water tank, tiled roof, PVC double glazing, aluminium door, wooden shutters.

wooden shutters. In the garden is a large wooden shed (on a concrete slab). The 2nd house (2 dwellings)

comprises: Lodging 1: on the ground floor: an entrance hall (m2), a living room (m2) with stove and a fitted and equipped kitchen (m2).

fitted and equipped (m2). The 1st floor comprises: a bedroom with 2 skylights (m2), a shower room with WC (m2). Electric heating, hot water tank, new electricity. Aluminium bay window. Double glazed windows. Terrace. Flat 2: comprising on the ground floor: a living room with fireplace (m2) with open-plan kitchen (fitted and equipped), a shower room (m2) and a toilet (m2).

kitchen (fitted and equipped), a shower room (m2), a WC and bedroom 1 (m2). The 1st floor

comprises: a mezzanine (m2), a landing (m2) and two adjoining bedrooms (m2). This property has electric inertia heating, hot water tank, new electricity. Mechanical tile roof.

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

NOTES