

Superb 529 m restored property with suitcases to put down



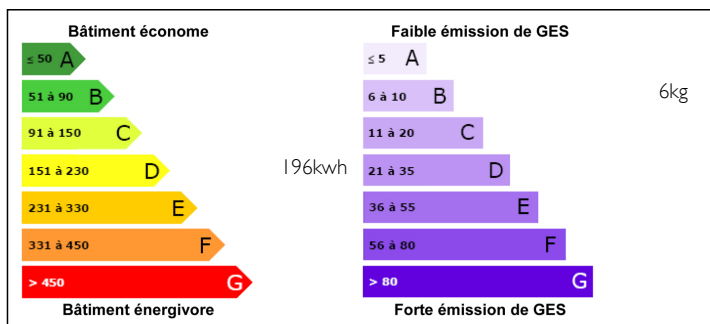
INFORMATION

Town:	Mer
Department:	Loir-et-Cher
Bed:	6
Bath:	1
Floor:	529 m2
Plot Size:	2455 m2

IN BRIEF

Magnificent charming property in the centre of a small village close to Chambord & all amenities Old farmhouse, tastefully restored by the owners using quality materials Superb atypical space with views over the lime trees and the inner courtyard, beautifully planted with trees and flowers Ideal as a main or second home 3 houses for gites 66.6 m², 44 m², 76.7 m² Ideal also for your horses or the meadow is for rent Ask Leggett centre val de Loire offers you these 360° & many photos for a successful visit. District Blois-Mer-Chambord Transport Highway (16 km) , Bus (9 km) , Train station (10 km) Nearby amenities Golf course (25 km) , Shopping centre (9 km) , Town centre (9 km) , (2 km) , School (5 km)

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.



NOTES

DESCRIPTION

THE MAIN HOUSE COMPRISES on the ground floor: an entrance hall (12.00 m²), a living room with central fireplace (61.00 m²), a fitted and equipped kitchen (18.50 m²), a second dining room (25.00 m² extension), a study (13.50 m²), bedroom 1 with en-suite shower room (12.50 m²), a reading room with TV (13.38 m²), a boiler room (with a brand new pellet boiler that heats the whole house and the hot water in 6.50 m²), a large corridor, a shower room (2.64 m²), a WC (1.50 m²), a bedroom 2 (15.00 m²), a bedroom 3 (12.50 m²), a bedroom 4 (12.50 m²), a dressing room and a master bedroom 5 with shower, bath and WC (25.00 m²). On the 1st floor: bedroom 6 (27.50 m²) and a large games room or cinema room (65 m²).

This property comprises 3 small, completely independent houses. HOUSE 1 (44 m²) comprises: a kitchen and dining room on the ground floor. 1st floor: bedroom, shower room and WC. Electric heating. THE 66 m² HOUSE 2 comprises: an entrance hall, a kitchen, a dining room with pellet stove, a shower room and a toilet. The 1st floor comprises two adjoining bedrooms. HOUSE 3 (76 m²) comprises: a lounge/kitchen, a pellet stove, a shower room and a toilet. The 1st floor comprises two spacious en suite bedrooms.

MY OPINION: this property is simply stunning. There is an Olympian calm ... you are in nature. An unheated swimming pool with dome...