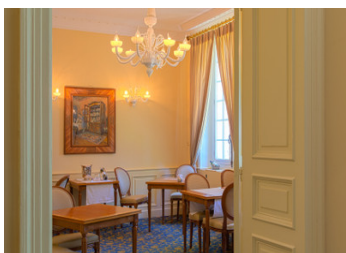
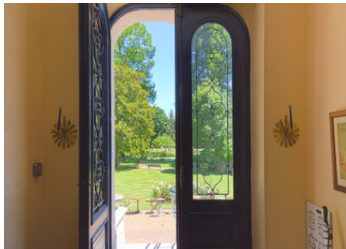
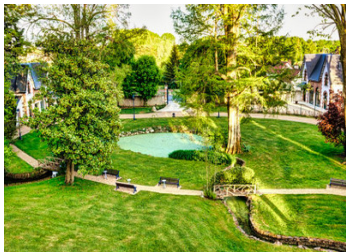


## Guest house dating from 1818 Nearly 1 hectare of parkland Caretaker's cottage Gîte Building plot



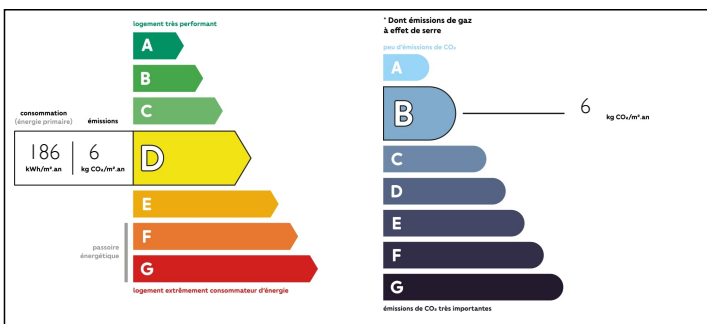
## INFORMATION

Town:	Blois
Department:	Loir-et-Cher
Bed:	5
Bath:	5
Floor:	375 m2
Plot Size:	8995 m2

## IN BRIEF

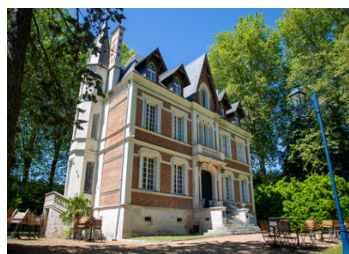
In Sologne/Val de Loire, superb early 19th century residence in a town 20 minutes from Blois Sud, 300 m from all amenities. Set in park and flower-filled, wooded garden of one hectare, this is a romantic place to relax. The 375 m<sup>2</sup> manor house has 5 bedrooms with en suite bathrooms/WC, a 36 m<sup>2</sup> fully-equipped single-storey cottage and a 110 m<sup>2</sup> guest house. For your comfort, the manor house has a lift and air conditioning. There is also the option of building a swimming pool. This property can also be used as a bed and breakfast, hotel or restaurant. Location: 2 hours from Paris, 10 minutes from an 18-hole golf course, close to the famous châteaux of the Loire and a wildlife park. Leggett Immobilier charm and luxury Blois Loire Valley Sologne 360° and many photos

## 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

This beautiful mansion house with its ashlar and brick facade dates from the early 19th century. Nestling in 0.95 ha of enclosed parklands with century-old trees and a pond, it is situated in the heart of a village of 3,500 inhabitants with all amenities, 25 km south of Blois and 2.5 hours from Paris on the A10 motorway.

A 2,000 m<sup>2</sup> plot is available for building.

The property comprises three buildings:

1. The main house
2. the caretaker's cottage and
3. the pavilion.

1. The main house comprises

- approx. 340 m<sup>2</sup> of living space on three levels,
- a dry cellar covering the entire surface area of the building and
- an attic.

The ground floor is accessed via an external stone stairway with eleven steps, or via a wheelchair-accessible ramp at the side, out of sight. The stone floor in the entrance hall leads to the lift and staircase serving the two upper floors.

On one side of the ground floor: two adjoining lounges with oak parquet flooring, one of which has a monumental fireplace, walnut panelling and a painted half-timbered ceiling reminiscent of certain Loire châteaux.

On the other side of the entrance hall, a dining room with a Murano chandelier and woollen fitted carpet adjoins a large kitchen (to be fitted out) with its larder. Also on the ground floor: a toilet.

On the 1st floor are four large rooms for conversion, with 3.50 m high ceilings. Three of these rooms have beautiful waxed oak parquet flooring, and the 4th has fitted woollen carpets....

## LOCAL TAXES

Taxe foncière: **4600 EUR**

## NOTES