LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35844BDE45 Price: 274 000 EUR

agency fees to be paid by the seller

Charming house 165m & 1227m of land sector north Orleans Chécy 45760 3 bedrooms & quiet 360















INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	4
Bath:	1
Floor:	165 m2
Plot Size:	1227 m2

IN BRIEF

LEGGETT centre val de Loire offers 1 hour from Paris this house of 165m ² in residential area and quiet in the nature Orléanaise 5 minutes from CHECY .45760

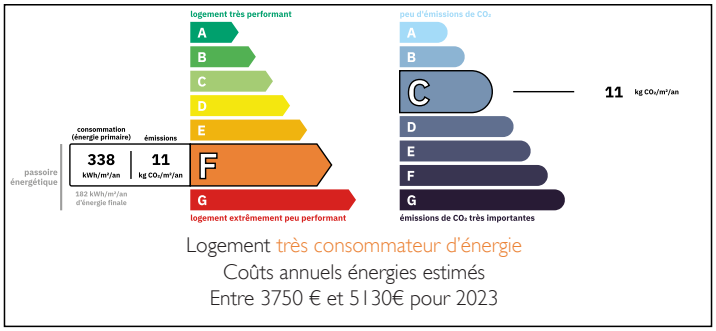
Allow for some renovation work and decorating to suit your tastes and ideas.

The opinion of your consultant Bruno Debain / ideal as a second home

Ask for our 360° to Bruno Debain agent Leggett centre val de Loire

In the area 15 minutes from & St Jean de Braye & close to Vennecy , Marigny les usages, Cléchy, Trainou

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3750 € et 5130€ pour 2023

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.

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NOTES

DESCRIPTION

Bruno Debain offers you: in a quiet, leafy setting, this 165 m² house offers spacious accommodation and lots of potential after refurbishment.

As soon as you enter, you'll discover a vast lounge/living room with an insert fireplace, perfect for convivial moments. The large kitchen of more than 40 m², bathed in light thanks to its large picture windows, incorporates a dining area ideal for entertaining. The ground floor also includes a bedroom, a room used as a study, a bathroom and a separate toilet.

Upstairs, a hallway leads to two spacious bedrooms, a study, a shower room and a separate toilet.

The property has a full basement with garage, providing ample storage or parking space.

- Outside, enjoy 1,227 m² of enclosed grounds planted with trees, guaranteeing peace and privacy.
- Needs updating and thermal upgrading to optimise comfort.

This house is ideal for families looking for space and nature, and can be customised to suit your needs!

Take a virtual tour of this property on request!

Agency fees payable by the vendor.

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

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