LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38789NBO41 Price: 79 800 EUR

agency fees to be paid by the seller

Beautiful Stone Townhouse, ideal holiday home or gîte, nearby garden, St. Aignan-sur-Cher, Loire Valley

EXCLUSIVE















INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	3
Bath:	1
Floor:	61 m2
Plot Size:	111 m2

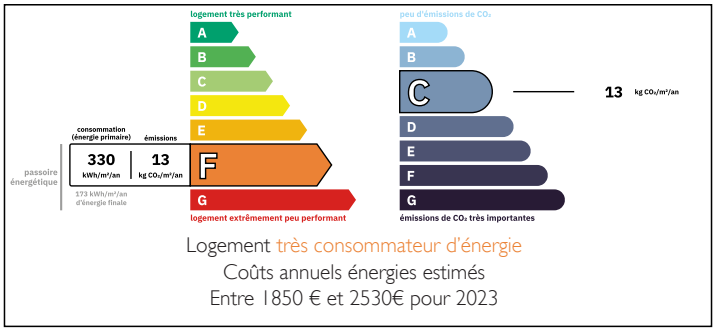
IN BRIEF

Nestled in the vibrant centre of the picturesque and historic town of St. Aignan-sur-Cher, this beautiful tuffeau stone town house offers an irresistible blend of charm, comfort, and convenience.

Ideally located just minutes from the world-renowned Zoo de Beauval and the majestic châteaux of the Loire Valley, this property is perfect as a holiday home, permanent residence, or investment property for long term rentals. Also possible as a gite rental if a parking space or garage is rented (information available).

With the A85 motorway just 5km away, and Tours Airport and TGV station only 62km from your doorstep, access is effortless year-round.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1850 € et 2530€ 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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LOCAL TAXES

Taxe foncière:	**629 EUR**
Taxe habitation:	**356 EUR**

NOTES

DESCRIPTION

This great lock up and leave character property is in the centre of St Aignan sur Cher, in the heart of the Loire Valley.

The ground floor features a welcoming open-plan living room and kitchen, a shower room, and toilet. A characterful original wooden staircase leads to the first floor, where you'll find a spacious main bedroom and a cosy second bedroom—perfect for guests or children. The top floor boasts a large mezzanine, currently arranged as an additional bedroom, providing flexible living or sleeping space.

A rare gem for a town house, this property includes a pretty walled garden just a few metres away—ideal for outdoor dining, relaxing, or entertaining. Public parking is conveniently nearby, and there's also the option to rent a garage from someone.

Whether you're seeking a tranquil retreat, a base to explore the region, or a lucrative rental investment, this enchanting home in one of France's most visited regions is not to be missed.

Please note - there is no parking space with the property. In order to rent as a gîte, a parking space or garage is required - a parking space or garage nearby would need to rented in order to rent out the property as a gîte.

Ground floor:

Living room/kitchen 3.5x5.9m - 19.5m2
Shower room with toilet

First floor:

Bedroom 3.6x4.2 - 19.3m2
Bedroom 5.8m2 (ideal to convert into a shower room as directly above existing shower room)

Second floor: