LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42300BDE41 Price: 457 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (438 000 EUR without fees)

A complex of four holiday cottages, each 194 m , located 90 minutes from Paris and 10 minutes from Chambord















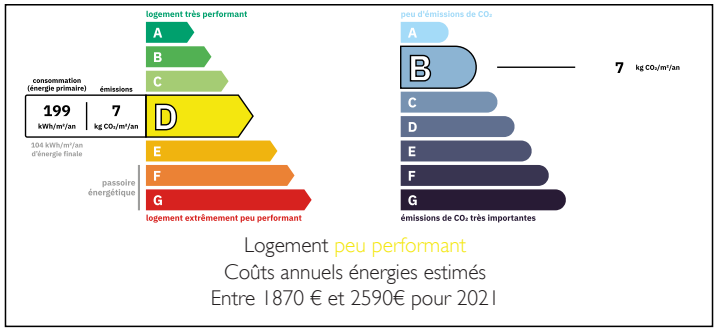
INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	6
Bath:	4
Floor:	170 m2
Plot Size:	453 m2

IN BRIEF

Leggett Immobilier and Bruno Debain (Centre-Val de Loire, 41) are pleased to offer:
A property comprising 4 holiday cottages and an adjoining 453m² plot of land suitable for building. Located in the Loire Valley region, 10 minutes from the Château de Chambord and 8 minutes from the A10 Paris–Bordeaux motorway, in a quiet and peaceful village setting.
An exceptional investment opportunity: This property has delivered excellent, consistent returns over the past five years. With a solid rental track record and attractive value for money, the property is ready to be put to use and generate an immediate return.
View our 360° virtual tour on request from our international agency

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1870 € et 2590€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

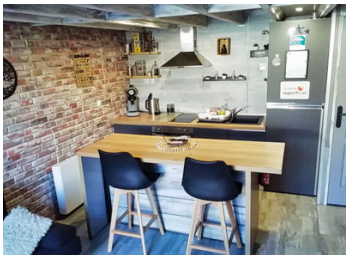
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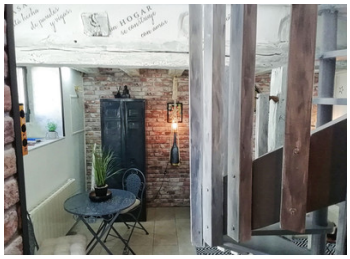
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LOCAL TAXES

Taxe foncière: **1576 EUR**

NOTES

DESCRIPTION

A collection of 4 charming holiday cottages 106 m² (47 m², 31 m²) in the Loire Valley region
Set in a peaceful, secluded location, discover this charming property complex

Offering a rare blend of charm, modern comfort and excellent financial returns. Ideally situated 5 minutes from the motorway and 10 minutes from the Château de Chambord, this complex is perfect for holiday rentals

A chic and unique concept, fully renovated in an elegant style, the 4 gîtes are sold fully furnished:

o The 31 m² studio adjoining the building plot: an ideal independent space, combining privacy and elegance.
o la maisonnette 47 m²: un cocon chic et douillet avec salon cosy et cuisine équipée.

o La longère 106 m² : au style résolument unique.

o Prestations : tous les gîtes disposent de douches italiennes et d'un confort moderne.

o Performance et rentabilité (progression constante depuis 2021)

o Activité pérenne : chiffre d'affaires en croissance régulière depuis la création en 2021.

o Carnet de commandes inclus : les réservations 2026 sont cédées avec la vente, garantissant des revenus immédiats.

o Notoriété établie : labels meublés de tourisme (2? et 3?), airbnb superhost, booking awards (notes de 9 à 9,3/10).
o Performances énergétiques et maîtrise des coûts

o classe énergie : d | classe climat : b o charges maîtrisées : l'ensemble bénéficie d'une excellente gestion des consommations

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