LEGGETT IMMOBILIER INTERNATIONAL

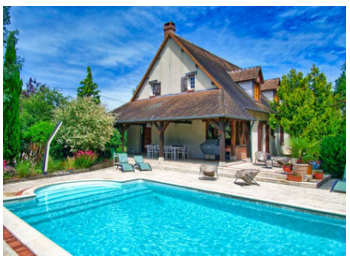
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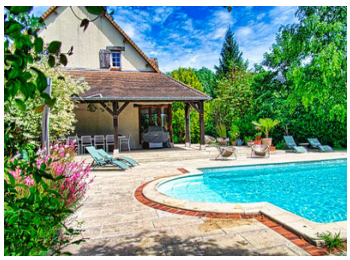
Ref: A43444BDE41 Price: 590 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (560 000 EUR without fees)

Charming property with a heated swimming pool and 5 bedrooms near Chambord 360 view – Leggett Immobilier



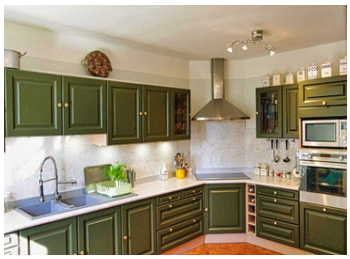




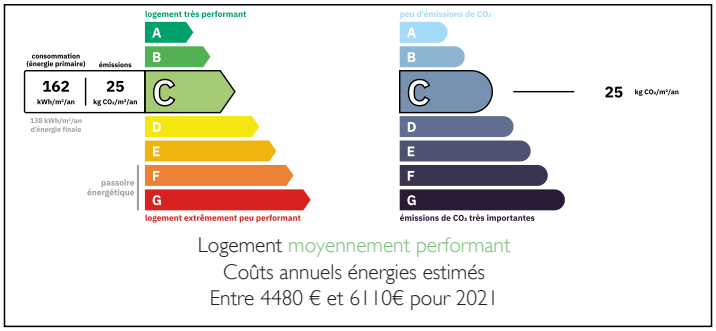








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 4480 € et 6110€ pour 2021

INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	5
Bath:	2
Floor:	330 m2
Plot Size:	2526 m2

IN BRIEF

Characterful property with heated swimming pool – Chambord area

Set in peaceful, leafy surroundings, this charming family home, offering approximately 327 m² of usable space, appeals with its spacious rooms and great potential.

It comprises a spacious living room of nearly 59 m² with a fireplace, a fitted and equipped kitchen, 5 bedrooms, a large games room or billiards room measuring 66 m², as well as a utility room and several storage areas.

Outside, you'll enjoy a landscaped garden with no overlooking neighbours, a south-facing heated swimming pool, a terrace with a pergola, a separate workshop, outbuildings and a large car park secured by an electric gate.

Ideal as a main residence, family home or tourist accommodation venture, this property also offers excellent rental potential thanks to its spacious layout and prime location in the heart of the Loire

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

LEGGETT
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LOCAL TAXES

Taxe foncière: **2084 EUR**

NOTES

DESCRIPTION

LEGGETT Luxury Property | Chambord – Loire Valley area

An elegant, characterful property with a heated swimming pool, 5 bedrooms and great potential for conversion

Set in a quiet and unspoilt setting, this beautiful, charming residence captivates with its generous proportions, its authenticity and the quality of its fittings. Set in the heart of a landscaped garden with no overlooking neighbours, it offers a privileged living environment, ideal as a main residence, a family home or for a tourist accommodation venture.

With a usable floor area of approximately 327 m², the property boasts spacious reception areas, five bedrooms, a south-facing heated swimming pool and several outbuildings.

Ground floor

The entrance hall leads into a pleasant living room of nearly 59 m², featuring a fireplace and opening out onto the terrace and swimming pool. The fitted and equipped kitchen, with its authentic Sologne-inspired charm, offers a welcoming and functional space.

This floor also comprises:

Two ground-floor bedrooms;
A bathroom;
A separate toilet;
A utility room;
A former garage measuring 27 m², currently used as a storage area and bicycle shed, which could be converted as required.
First Floor

Accessible via a beautiful wooden staircase, the first floor boasts magnificent spacious rooms with cathedral ceilings and exposed beams: