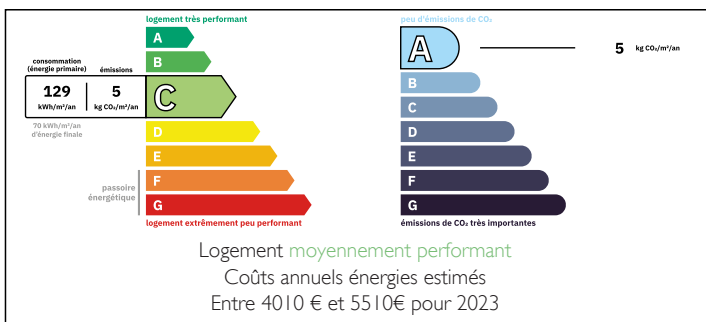


Character French Country Home with 6/7-beds and swimming pool near St Aignan sur Cher, Loire Valley



ENERGY - DPE



INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	6
Bath:	3
Floor:	346 m2
Plot Size:	3368 m2

IN BRIEF

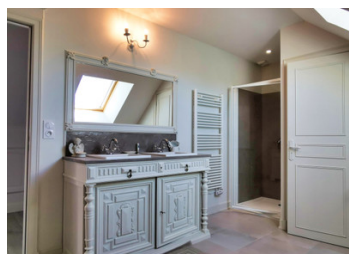
Set within a quiet and secluded hamlet in the heart of the Loire Valley near St Aignan sur Cher, with no immediate neighbours or overlooking properties, this beautifully renovated country residence offers a rare sense of peace, privacy, and understated luxury in one of France's most sought-after regions.

The house has been renovated to a high standard, combining character and modern comfort throughout. Designed with flexibility in mind, it offers generous living space ideal as a refined family home or an elegant guesthouse / chambres d'hôtes.

Just 4 km from Thésée, with a doctors and a pharmacy, and only 10 km from Saint-Aignan—home to the world-renowned ZooParc de Beauval—the property enjoys both tranquillity and convenience. The A85 motorway (6 km) provides easy access to Tours (60km), with its international airport and TGV links, in under an hour.

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 6/7 bedroom house sits in a quiet lane in the heart of the Loire Valley, close to St Aignan sur Cher. It has been fully renovated to a high standard, beautifully combining character features with modern comfort throughout. Designed with flexibility in mind, it offers generous living space, perfectly suited as a stylish family home or an elegant guesthouse / chambres d'hôtes.

On the ground floor, there are 2 W.C.s, two bedrooms, along with an additional room ready for the installation of a bathroom and bedroom, or two bathrooms, offering further potential. Free standing roll-top bath with lions feet and floor tiles already present. There is a library study that could also be a bedroom.

The living spaces include a large dining room and a spacious sitting room with an open stone fireplace, both enjoying views over the beautiful garden and swimming pool. A country-style kitchen, full of character plus a utility room, completes this level.

Upstairs, there are four bedrooms, two of which benefits from its own private shower room with W.C., while another bedroom remains to be completed, allowing scope for further customization. There is also an additional family shower room and a separate toilet on this floor.

The property is set within lawned gardens that create a peaceful and private setting. A recently installed in-ground swimming pool with sliding cover forms an attractive focal point, while the sun-drenched terrace and pergola provide ideal spaces for outdoor dining and relaxation. There is also a garage...

LOCAL TAXES

Taxe foncière: 3180 EUR

NOTES