

## Character residence 343 sqm - nearly 3 ha private grounds with river and tennis court



## INFORMATION

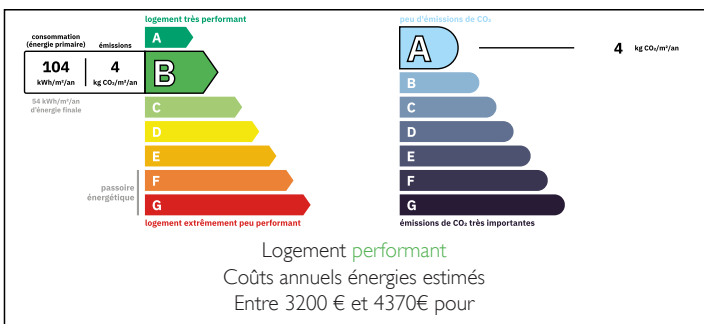
Town:	Pithiviers-le-Vieil
Department:	Loiret
Bed:	6
Bath:	5
Floor:	343 m2
Plot Size:	29274 m2



## IN BRIEF

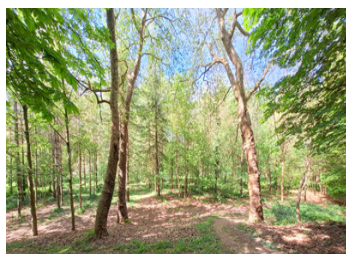
Set within 2.9 hectares (just under 7 acres) of private, unspoiled natural grounds crossed by its own river, this 343 sqm residence offers a rare lifestyle combining space, privacy and potential. Featuring 12 rooms including 6 bedrooms, a tennis court and generous light-filled volumes, it is ideally suited as a family home, a character second residence or a hospitality project, just minutes from local amenities.

## ENERGY - DPE



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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

- A rare natural setting

The property immediately stands out for its exceptional environment.

The 2.9-hectare grounds combine open lawns, mature trees, a wooded area and a river flowing through the land, creating a peaceful and highly sought-after setting.

A tennis court renovated in 2018 and two terraces positioned to enjoy the garden throughout the day complete the outdoor features.

Total privacy, yet only minutes from shops, schools and services.

- A spacious family home

The house offers 343 sqm of living space across three levels.

From the entrance, the layout flows naturally into a 72 sqm living room, the heart of the home, featuring a closed-hearth fireplace and exposed beams.

Bright and dual-aspect, this space is ideal for both entertaining and everyday living.

The ground floor also includes:

A separate kitchen  
Two bedrooms (11 sqm and 24 sqm)  
A shower room with walk-in shower  
Two independent WCs

- Upstairs accommodation

Upstairs, four additional bedrooms provide flexible accommodation.

Most include their own washbasin and shower, making the layout ideal for large families or guest

## LOCAL TAXES

**Taxe foncière: 3000 EUR**

## NOTES