LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44466RPD45 Price: 554 000 EUR

agency fees to be paid by the seller

RARE – Your future holiday home, 20 minutes from Orléans – 343 m on 3 ha – River, tennis court near Paris















INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	6
Bath:	5
Floor:	343 m2
Plot Size:	29274 m2

IN BRIEF

RARE – 20 mins from Orléans – 343 m², 3 ha, river, tennis court & absolute tranquillity – 360° VIEWING with Bruno Debain, LEGGETT estate agent in the Centre-Val de Loire region, Chambord.

An exclusive property nestled amongst nature, a river and wide open spaces

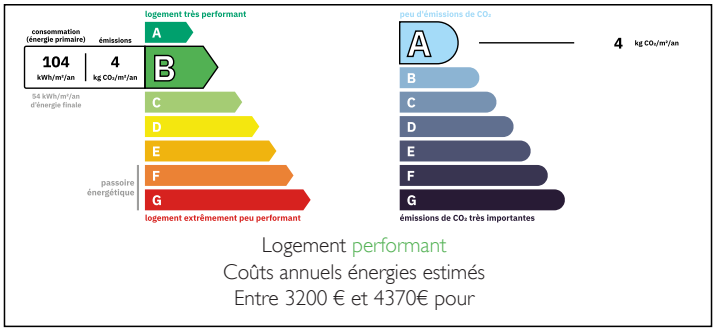
Nearly 3 hectares of entirely private land, a river running through the property, a tennis court and a house with 343 m² of living space: a rare combination in a setting with no neighbours opposite.

The house offers generous proportions, including a 72 m² reception room, 6 bedrooms and a 53 m² fitted space opening onto the garden.

Two terraces, a double garage, a heat pump and a B energy rating complete the features.

A privileged place to live, combining space, nature and potential.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 3200 € et 4370€ pour

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.







LOCAL TAXES

Taxe foncière:	**3000 EUR**

NOTES

DESCRIPTION

A rare property in the heart of an unspoilt natural setting

Even before you set foot inside the house, it is the surroundings that captivate you.

Nestled in the heart of nearly 3 hectares of entirely private grounds, the property offers a remarkable natural setting combining vast lawns, mature trees, wooded areas and a river running through the estate, lending the place a sense of freshness, charm and character.

A tennis court renovated in 2018, along with two ideally positioned terraces, allow you to make the most of the outdoor spaces throughout the day.

The property enjoys absolute tranquillity and is not overlooked, whilst still offering quick access to shops, schools and amenities.

343 m² of living space and spacious reception areas

Spread over three levels, the house offers 343 m² of living space and features a layout particularly well-suited to family life or for hosting guests.

On the ground floor, the spectacular 72 m² living area forms the true heart of the house. Open-plan and light-filled, it captivates with its spaciousness, exposed beams and closed-hearth fireplace.

This level also comprises:

a separate kitchen;
two bedrooms;
a shower room with a walk-in shower;
two separate toilets.
Six bedrooms and a floor ideal for entertaining
Upstairs, four further bedrooms bring the total number of bedrooms to six.

Most of them have their own en-suite bathroom