

Charming country house in Olivet: 4 bedrooms, 184m² Potential for a bed and breakfast Land suitable for a swim



INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	5
Bath:	1
Floor:	184 m ²
Plot Size:	1406 m ²



IN BRIEF

Charming stone house in OLIVET 45160

Bruno Debain, estate agent at LEGGETT Immobilier Centre-Val de Loire

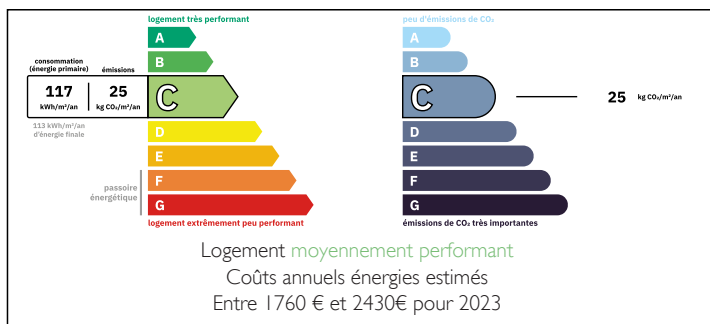
Set in a pleasant, residential area, this superb character property offers approximately 184 m² of living space on a plot of 1,406 m²

A property combining authenticity and comfort Behind its exposed stone façade, typical of the region and enhanced by brick window surrounds and a tiled roof, this property immediately charms with its character and warm atmosphere.

The interior spaces reveal a bright living area featuring exposed beams, offering a welcoming and authentic atmosphere.

Ground floor: 1 living room with fireplace & insert, 1 fitted and equipped kitchen, all opening onto the terrace. 1 shower room with WC, 1 boiler room. 1 separate master bedroom comprising 1 lounge/study, bedroom and shower room with WC. Accessible from the house or via a separate external

ENERGY - DPE



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

Charming stone house – 7 rooms – Olivet

Set in a pleasant, residential area, this superb character property offers approximately 184 m² of living space on a plot of 1,406 m².

A property combining authenticity and comfort. Behind its exposed stone façade, typical of the region and enhanced by brick window frames and a tiled roof, this property immediately charms with its character and warm atmosphere.

The interior spaces reveal a bright living area featuring exposed beams, offering a welcoming and authentic atmosphere.

Well-maintained outdoor areas suited to family life. The house opens onto a pleasant tiled terrace, ideal for entertaining or enjoying sunny days.

A charming enclosed area planted with rose bushes adds a floral and intimate touch, perfect for moments of relaxation in complete tranquillity.

At the rear, the grounds feature a landscaped, leafy garden, offering plenty of possibilities (play area, vegetable patch, swimming pool...).

Functionality and natural light

The windows and doors, including a large bay window, allow plenty of natural light to flood in and create a harmonious connection with the outdoors.

The interior layout, comprising around 7 rooms, allows for comfortable family living, with spaces that can be adapted to suit your needs.

A sought-after location

Situated in Olivet, the house benefits from a convenient living environment with amenities nearby (shops, schools, transport) whilst

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES