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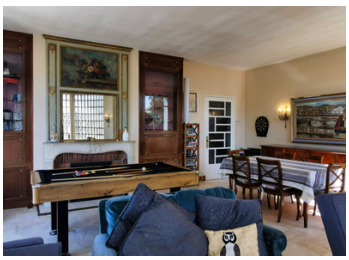
www.frenchestateagents.com

Ref: A44972NBO41 Price: 152 175 EUR

agency fees to be paid by the seller

3-bed village property in need of updating but great potential, near Saint-Aignan sur Cher, Loire Valley 41















INFORMATION

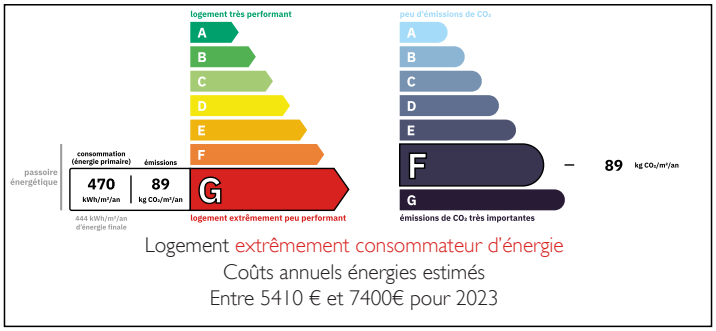
Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	3
Bath:	1
Floor:	124 m2
Plot Size:	2075 m2

IN BRIEF

Located in Mareuil-sur-Cher, just 6 km from Saint-Aignan in the heart of the Loire Valley, this property enjoys a pleasant setting in a village with a bakery, post office, inn and hairdresser, as well as a park with a children's play area and walks along the River Cher.

The city of Tours, with TGV rail links and an international airport, is 57 km away, while access to the A85 motorway is just 10 km from the property.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 5410 € et 7400€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **1845 EUR**

NOTES

DESCRIPTION

This property is in the commune of Mareuil sur Cher, near St Aignan sur Cher. Built in the 1960s, this property offers charm and character reminiscent of the Art Deco style of earlier decades. While the house would benefit from updating and energy-efficiency improvements, it offers excellent potential for further enhancement.

The open-plan living and dining room is filled with natural light thanks to large French windows overlooking the rear garden. The house enjoys a bright and airy feel throughout.

The ground floor includes two bedrooms and a bathroom, making the property suitable for single-storey living. Upstairs, there is a further bedroom and a room currently fitted with a wash basin and toilet. The spacious attic area, with good head height and easy access, offers excellent potential for conversion into additional living space.

Outside, the property is surrounded by gardens to the front, rear and side, offering privacy and no overlooking neighbours. The garage can be accessed both from inside the house and directly from the front and rear gardens.

A full basement completes the property, including the boiler room, workshop space and two additional storage rooms.

Please note: The property is single glazed with some secondary glazing. The oil fired boiler is a low consumption boiler. Mains drainage.

Ground Floor:

Entrance hall
WC with shower
Bedroom – 3.1m x 3.7m (11.7m²)
Bathroom
Study / dressing room / small bedroom – 2.3m x 3.7m (8.9m²)

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