

Character property with outbuildings – great potential – green surroundings



INFORMATION

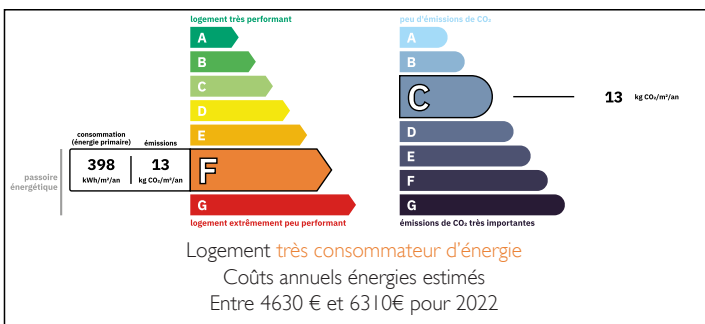
Town:	Chaumont-sur-Loire
Department:	Loir-et-Cher
Bed:	5
Bath:	1
Floor:	177 m ²
Plot Size:	1992 m ²



IN BRIEF

Charming property to renovate offering generous living space and great potential. Ideal as a main residence, holiday home or hospitality project. Located close to the Loire River and the Château de Chaumont, in a pleasant green setting with easy access to amenities and the train station. Private garden (not overlooked), outbuildings and excellent scope for redesign.

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

Located in a pleasant wooded hillside setting, close to the banks of the Loire River and the Château de Chaumont-sur-Loire, in the heart of the UNESCO-listed Loire Valley, this charming character property offers approximately 177 m² of living space set within around 2,000 m² of land across several plots.

The house comprises 7 rooms, including 5 bedrooms, as well as a separate living room and dining room, offering generous volumes and plenty of scope for redesign. A fireplace with an insert adds warmth and character to the living area.

The property benefits from good natural light and a private garden (not overlooked), creating a peaceful and green environment.

An additional plot of land nearby provides further potential (vegetable garden, leisure area, etc.).

Several outbuildings (garage, workshop, barn, stable) enhance the property and offer a wide range of possibilities, including storage, a professional activity or future conversion projects.

Renovation work is required, particularly regarding the electrical system, energy performance, and the modernisation of the kitchen and bathroom, allowing the full potential of the property to be realised.

The size and layout of the property, together with its outbuildings, make it suitable for a variety of projects, whether as a family home, a holiday residence or a hospitality venture in a sought-after tourist area.

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

NOTES