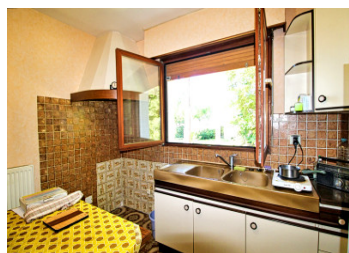
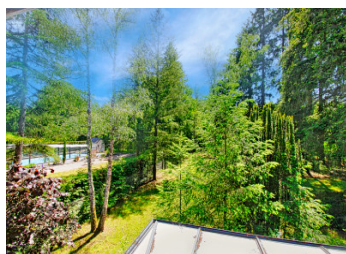
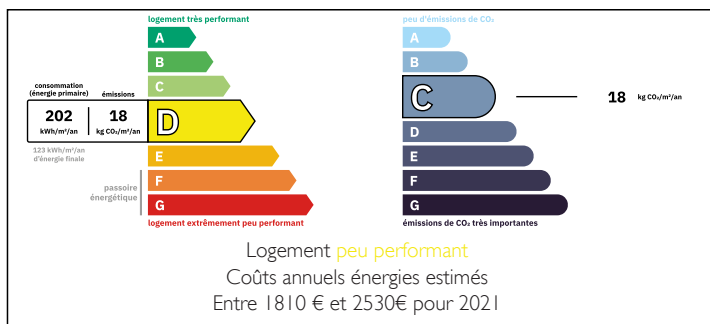


A lovely 147m² house in southern Orléans, 45160 A peaceful second home Leggett Immobilier 41



ENERGY - DPE



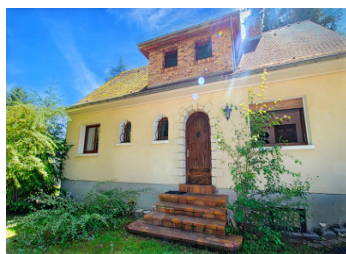
INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	3
Bath:	2
Floor:	147 m ²
Plot Size:	2508 m ²

IN BRIEF

LEGGETT Immobilier Centre-Val de Loire presents this property

South Orléans area, 45160 Olivet, Saint-Cyr-en-Val



DESCRIPTION

A rare find: a 6-room house!! Situated between Limère Golf Course and Parc des Dolines, come and discover this house, built with high-quality materials in an exceptional setting. Set on a fully wooded plot of over 2,508 m², this house is ready to welcome you to enjoy the peace and quiet of a prime neighbourhood. From the main entrance, you'll find a fitted kitchen, a 28 m² living room with an open-hearth fireplace, opening onto a large, insulated and very light-filled conservatory (fitted by Akena in 2015), a bedroom with fitted wardrobes, a study (which could serve as a walk-in wardrobe), a bathroom and a separate toilet. Upstairs, the landing leads to two large bedrooms, as well as a shower room with a toilet. In addition, the property benefits from a large double garage with two entrances, as well as a full basement (approximately 80 m² spread over three rooms: a wine cellar, a large workshop that could be converted into a gym or games room, for example, and a boiler room, where an air-to-water heat pump and a thermodynamic water heater were installed in 2024). Finally, a covered storage area (for wood, for example) and a well (for watering the lawn and the property's many trees) complete this property. There are numerous possibilities for extension, including the creation of two additional bedrooms upstairs. The plot is suitable for a swimming pool. Highlights of this property: - south-facing terrace - plenty of storage space...

LOCAL TAXES

Taxe foncière: 1302 EUR

NOTES