LEGGETT
IMMOBILIER INTERNATIONAL

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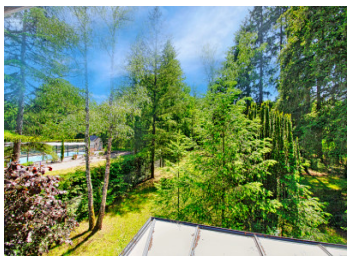
Ref: A45158BDE45 Price: 447 999 EUR

agency fees to be paid by the seller

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







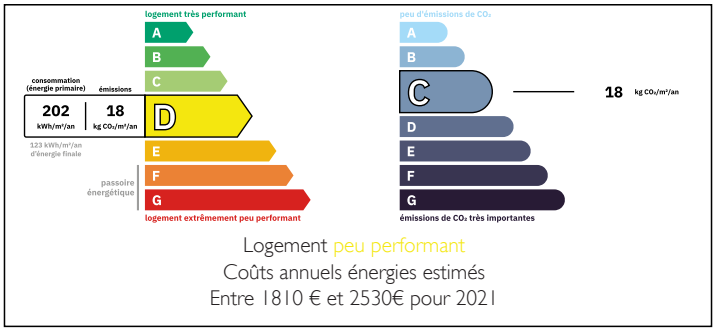








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1810 € et 2530€ pour 2021

INFORMATION

Town:	Olivet
Department:	Loiret
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	2508 m2

IN BRIEF

LEGGETT Immobilier Centre-Val de Loire presents this property
South Orléans area, 45160 Olivet, Saint-Cyr-en-Val

A magnificent, exceptional setting surrounded by nature, trees and a golf course, in a quiet, peaceful and secure cul-de-sac
The property, spanning three municipalities, is a haven of peace situated in a highly sought-after area. Whilst the 147m² house requires some interior refurbishment (built in 1978 the house is in sound condition

It comprises: an entrance hall, a toilet, a bathroom, a study, a large bedroom, a separate kitchen and a 28 m² living room overlooking the garden with access to the veranda, offering unobstructed panoramic views.
Upstairs, there is a shower room/toilet and two bedrooms. As for the outbuildings, you will benefit

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:	**1302 EUR**

NOTES

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...

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