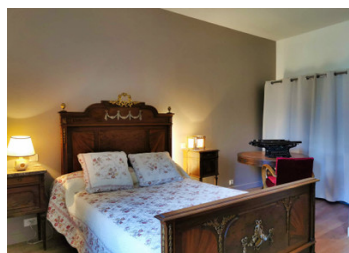


## Bourgeois Manor House with 4-beds and Pool in the Historic Loire Valley near Saint-Aignan sur Cher 41



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Saint-Aignan |
| Department: | Loir-et-Cher |
| Bed:        | 4            |
| Bath:       | 2            |
| Floor:      | 176 m2       |
| Plot Size:  | 7690 m2      |

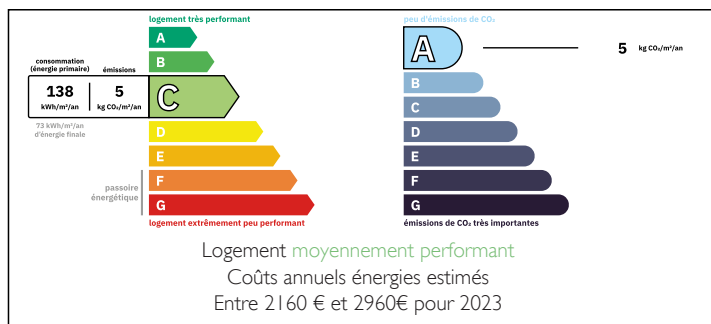


## IN BRIEF

Located in the commune of Châtillon-sur-Cher, the property is just 2 km from the village centre, where there are a handful of local amenities including a bakery and post office. The popular town of Saint-Aignan-sur-Cher is only 10 km away. Situated on the banks of the River Cher, Saint-Aignan is a well-known tourist destination in the Loire Valley and is home to the world-famous Beauval Zoo. The surrounding area is renowned for its rich history, vineyards, and many châteaux.

The city of Tours, with its airport and TGV high-speed rail connections, is approximately 60 km from the property and can be reached in around one hour via the motorway.

## 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.



## LOCAL TAXES

Taxe foncière: 1252 EUR

## NOTES

## DESCRIPTION

Known locally as "Le Petit Château" of the hamlet, the property is situated in the commune of Châtillon sur Cher close to St Aignan sur Cher. This beautiful bourgeois manor house retains all the grandeur and character of its era while offering the comforts of modern living. Carefully restored throughout, the property has preserved many original features, including a wonderful period fireplace that forms the centrepiece of the main living room.

Set within large gardens with a swimming pool, the property enjoys a peaceful position in the heart of a quiet hamlet. Vineyards can be found at the end of the driveway, adding to the charm of this attractive Loire Valley setting.

The accommodation comprises a kitchen/dining room and utility room on the ground floor, together with a beautiful living room featuring the original open fireplace. Both rooms enjoy views across the grounds and swimming pool.

On the first floor are four bedrooms and two shower rooms, and the property also benefits from a garage and workshop.

The heating system has recently been upgraded and the house now benefits from an air source heat pump, providing underfloor heating throughout the ground floor and radiators on the first floor. This modern and energy-efficient system offers year-round comfort while helping to reduce energy consumption and running costs.

This is an opportunity to acquire a character property that successfully combines period elegance with modern comfort in one of the Loire Valley's most sought-after regions.

Ground floor:

Entrance hall 13m<sup>2</sup>

Cloakroom with WC