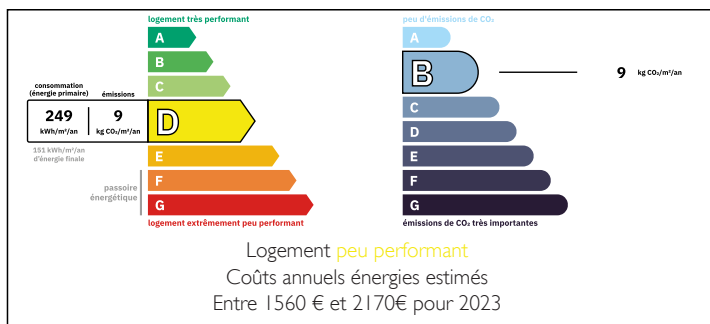


Lovely character house 2/3-beds & immediate rental income, near St Aignan sur Cher, heart of the Loire Valley



ENERGY - DPE



INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	2
Bath:	1
Floor:	65 m ²
Plot Size:	560 m ²

IN BRIEF

Just 6 km from the popular market town of Saint-Aignan-sur-Cher and the world-famous Beauval Zoo, the property offers an excellent opportunity for investors seeking immediate rental income as well as future holiday-home potential.

Located in a peaceful lane within the attractive commune of Mareuil-sur-Cher, this charming 2/3-bedroom property enjoys an enviable setting in the heart of France's renowned Loire Valley.

Mareuil-sur-Cher offers everyday conveniences including a bakery, post office, traditional auberge and hairdresser, while the nearby town of Saint-Aignan provides a full range of amenities, shops, restaurants, schools and healthcare services.

For international buyers, accessibility is excellent. The vibrant city of Tours, with its international airport and TGV high-speed rail connections to Paris and beyond, is approximately 58 km away and can be

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.



NOTES

DESCRIPTION

The house is being sold with a tenant in place, providing a secure rental income of €650 per month, with approximately two years remaining on the current tenancy agreement. This makes it an attractive investment for buyers wishing to generate income from day one while planning for future personal use.

The Loire Valley, a UNESCO World Heritage region celebrated for its magnificent châteaux, rich history, vineyards and picturesque countryside, remains one of France's most desirable destinations for both tourism and property ownership. The surrounding Touraine region is renowned for its wine production, charming villages and exceptional quality of life.

Whether you are seeking a French property investment, a future holiday retreat in the Loire Valley, or a charming home in one of France's most historic and scenic regions, this property offers an appealing combination of rental return, location and long-term potential.

Ground floor:

Kitchen 9.4m²

Shower room with WC 3.8m²

Living room with wood pellet burner 4.7x4.7 - 21m²

Separate W.C.

First floor (measurements taken at 1.8m high, floor surface area is larger):

Bedroom 13m²

Bedroom 7.5m²

Study/bedroom 6m²

Exterior:

Garden completely fenced with terrace to front of the house