LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45814BDE41 Price: 212 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (199 000 EUR without fees)

A charming holiday home on the banks of the Loir A haven of peace just 42 minutes from Paris by TGV







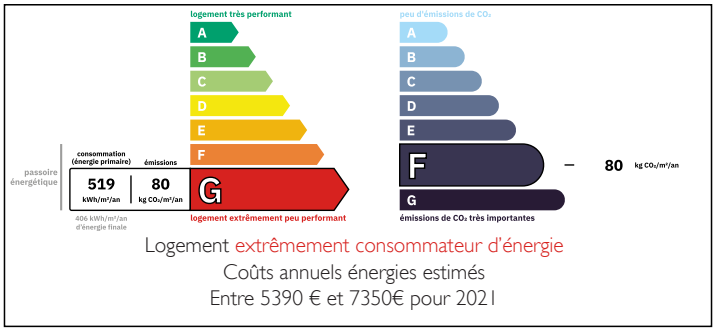








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5390 € et 7350€ pour 2021

INFORMATION

Town:	Couture-sur-Loir
Department:	Loir-et-Cher
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	9837 m2

IN BRIEF

Bruno Debain, estate agent at LEGGETT Centre-Val de Loire, presents this rare property, perfect for lovers of nature, relaxation and authenticity.
Request our 360° view for a sneak peek
42 mins from Paris by TGV: Your holiday home on the banks of the River Loir with a private pond and nearly one hectare of natural grounds
A charming second home between Vendôme and Le Mans
Private pond • Terrace overlooking the water • Direct access to the River Loir • Wooded grounds of 9,887 m²
An ideal location for:
A family holiday home
A four-bedroom holiday home
A nature retreat less than an hour from Paris
A project for a holiday cottage or seasonal rental
Fishing and water sports enthusiasts – a leisure centre is nearby
Allow for renovation work in your budget: mains gas

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: **797 EUR**

NOTES

DESCRIPTION

Looking for a retreat away from the hustle and bustle of city life? This charming property, nestled in lush greenery on the banks of the River Loir, is the ideal place to make the most of your weekends and family holidays.

Situated between the Perche Vendômois and the Loir Valley, this elegant, characterful house of approximately 130 m² welcomes you to an exceptional setting where water, centuries-old trees and tranquillity come together to create a truly picturesque natural scene.

Set on a magnificent, wooded plot of 9,887 m², the property boasts a private pond, direct access to the River Loir and a superb terrace overlooking the water, perfect for relaxing, al fresco dining and taking in the scenery.

The house, which is largely on one level, comprises:

4 bedrooms,
a bright living room,
a separate kitchen,
2 bathrooms,
a garage,
a carport.

Come the warmer months, there's something for everyone: fishing by the water's edge, walks in the grounds, reading in the shade of the trees or evenings with friends on the terrace overlooking the River Loir

The features that make all the difference

The ideal second home, less than an hour from Paris
Private pond and direct access to the River Loir
Exceptional terrace overlooking the water
Wooded grounds covering nearly one hectare
4 bedrooms for entertaining family and friends
A rare and unspoilt natural setting
Authentic charm and a bucolic atmosphere