LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45836NBO41 Price: 120 900 EUR

agency fees to be paid by the seller

Town House 2/3-bed ideal lock up & leave in the Historic Market Town of Montrichard, Loire Valley 41







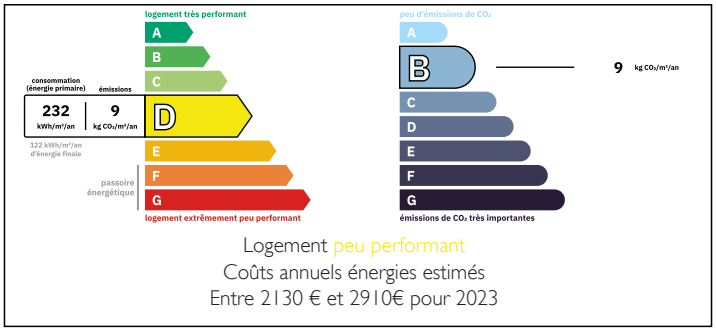








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2130 € et 2910€ pour 2023

INFORMATION

Town:	Montrichard Val de Cher
Department:	Loir-et-Cher
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	78 m2

IN BRIEF

Located in the very heart of Montrichard Val de Cher, a sought-after historic town in France's UNESCO-listed Loire Valley, this character property offers the opportunity to create a charming home or holiday retreat in one of the region's most popular tourist destinations. Ideally positioned close to the famous Loire Valley châteaux, vineyards and the renowned Beauval ZooParc, the property enjoys an exceptional location for both lifestyle and holiday rental potential.

Just a short stroll from cafés, restaurants, shops and the banks of the River Cher, the property enjoys an enviable location in a town renowned for its medieval keep, lively weekly market and excellent access to the region's world-famous attractions.

Mainline train station 1km / 15 min walk - connections to TGV & easy access to Paris
City of Tours 45km / 50 mins by car - TGV links and

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:	**973 EUR**

NOTES

DESCRIPTION

This property is in the heart of the popular town of Montrichard which sits on the beautiful river Cher. The house retains many authentic features, including exposed beams, traditional tuffeau stone walls, original timber details and a wealth of character throughout. The accommodation is arranged over several levels and offers flexible living space ready to be adapted to suit individual requirements.

The ground floor includes a spacious living area with period features, while the kitchen opens onto a bright additional reception space illuminated by roof windows. Upstairs, further rooms provide potential for bedrooms, office space or hobby rooms.

Outside, the property benefits from a separate outdoor area, reached by a short walk up the hill, providing a pleasant space to sit and enjoy the surroundings. This area also includes a traditional troglodyte cave carved into the rock, a distinctive feature of the Loire Valley, offering excellent potential for wine storage or a workshop.

The property would benefit from updating and cosmetic improvements throughout. In addition, access between floors is via a very narrow staircase, which may not suit all buyers and should be carefully considered by anyone with mobility concerns or those requiring easier access.

For buyers seeking an authentic French lifestyle, the location is difficult to beat. Montrichard sits at the heart of the Loire Valley and provides easy access to some of France's most celebrated attractions, including Château de Chenonceau, Château de Chambord, Château de Cheverny and the world-renowned Beauval ZooParc. The surrounding area is also...