LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47525NBO41 Price: 438 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (417 143 EUR without fees)

Character Country House in the Loire Valley – Countryside Views, Near Saint-Aignan sur Cher & Montrichard 41







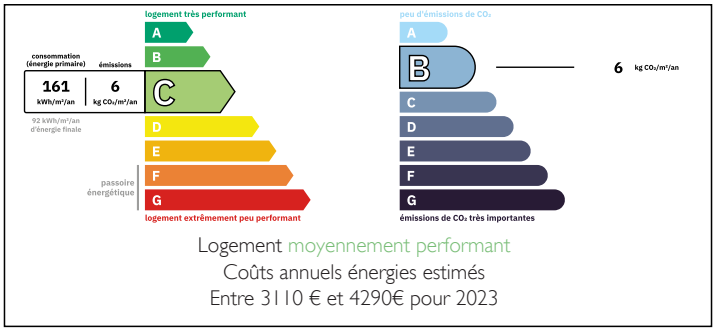








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3110 € et 4290€ pour 2023

INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	3
Bath:	2
Floor:	231 m2
Plot Size:	6490 m2

IN BRIEF

This beautifully renovated 3-bedroom character house is situated in a peaceful lane near Mareuil-sur-Cher, between Saint-Aignan-sur-Cher and Montrichard, in the heart of France's Loire Valley. Offering wonderful countryside views, a large terrace, garden, outbuildings and excellent potential for additional living space, the property combines the charm of a French country home with easy access to some of the Loire Valley's most popular attractions.

Mareuil-sur-Cher village is just a couple of kilometres away, with a boulangerie, post office, auberge/restaurant and hairdresser.

For larger shops, restaurants, bars and medical facilities, Saint-Aignan-sur-Cher is approximately 8km away, while Montrichard is around 13km. Both attractive riverside towns are situated on the River Cher, with historic streets, restaurants and mainline railway stations.

Tours is approximately 55km away, providing access

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:	**1885 EUR**

NOTES

DESCRIPTION

This beautifully renovated 3-bedroom character house for sale in the Loire Valley offers an attractive combination of traditional French character, stylish modern living and a peaceful countryside setting. Situated near Saint-Aignan-sur-Cher and Montrichard in Loir-et-Cher (41), France, the property enjoys wonderful countryside views, a large terrace, surrounding land, garden and substantial outbuildings. With versatile accommodation, an additional games/music/cinema room, insulated attic space and further potential for development, this French country property could make an ideal permanent home, holiday home or investment property in France.

The ground floor provides a stylish and welcoming living space with panoramic countryside views from the large terrace. There is a spacious open-plan kitchen and a ground-floor bedroom with its own private shower room.
Upstairs are two further good-sized bedrooms, a family bathroom and a large games/music/cinema room. This versatile room was originally designed to accommodate two additional bedrooms and could be converted relatively easily by instating an internal division.
A staircase leads to the insulated and boarded attic space, offering useful storage or potential for further living accommodation, subject to any necessary permissions.

Outside, the land surrounds the property and the existing garden is fully fenced. Beyond the fenced garden is additional land which provides a natural habitat for a wide variety of wildlife. A well on the property provides a potential water supply should a pump be added.
Below the terrace is a boules pitch and large summer kitchen, with provision already made for water and sewage connections should the space be developed...