LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47866NBO41 Price: 455 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (430 000 EUR without fees)

Character 4-bed stone house with separate B&B rooms, one with wheelchair access. Nr Montrichard, Loire Valley















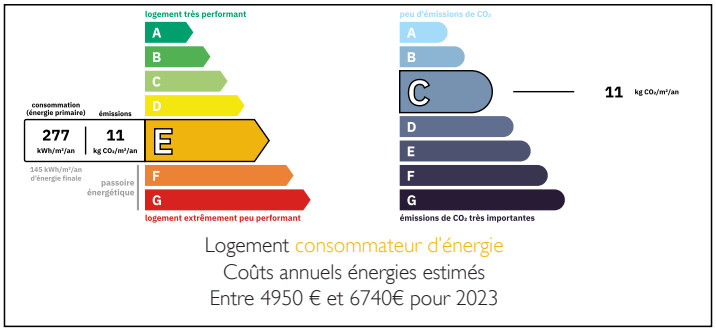
INFORMATION

Town:	Montrichard
Department:	Loir-et-Cher
Bed:	7
Bath:	5
Floor:	297 m2
Plot Size:	3104 m2

IN BRIEF

Character stone property with 4-beds near the touristic town of Montrichard in the Loire Valley. With a separate stone building for the 3 B&B / guest rooms it is ideal for a large family house or a tourist activity.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4950 € et 6740€ pour 2023

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:	**2567 EUR**

NOTES

DESCRIPTION

This character stone property is in the village of St Julien de Cheddon, very near Montrichard in the Loire Valley. The main house has 4 bedrooms and there are 3 separate guest rooms. It is an ideal property for family, friends or a business, and close to the many all year round Loire Valley attractions.

Montrichard is a vibrant town with many amenities and a river with beach, plus a train station giving easy access to the city of Tours with airport and TGV links.

In the main house, the ground floor has two reception rooms plus a conservatory with views accross the gardens. The first floor boasts 4 bedrooms on with en-suite bathroom, plus a family shower room.

The second stone building has two guests rooms, each with private shower rooms on the first floor. On the ground floor there is a further guest room with a separate entrance, designed for wheelchair users. There is then a very large utility room, workshop and garage.

The exterior spaces include a terrace running the length of the house, gardens, 3 caves, a further covered terrace and additional land with another entrance from the road. The additional land to the rear of the main gardens is ideal for further development and/or an additional tourist activity .

Main house ground floor (ceilings are nearly 3m in height):

Entrance hall 5.2x3.8 - 20m2
Dining room 4x4 - 16m2
Living room 4x4 - 16m2
Study - 4x4 - 16m2
Kitchen 4x4 - 16m2
Utility room with W.C. 2.7x2.8 -...