LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47904BDE41 Price: 550 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (523 000 EUR without fees)

In Sologne, near Salbris: a 270 m house and a 200 m holiday cottage set on a 1-hectare estate Leggett 360







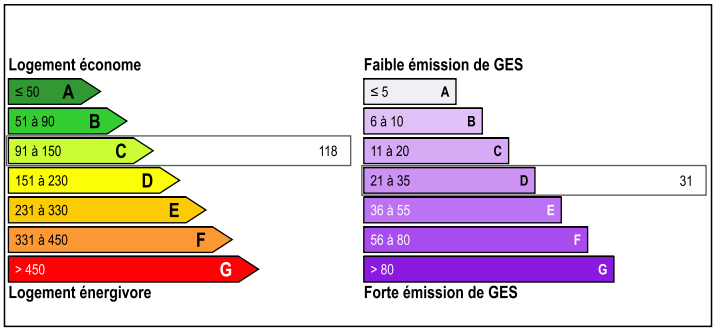








ENERGY - DPE



INFORMATION

Town:	Lamotte-Beuvron
Department:	Loir-et-Cher
Bed:	7
Bath:	3
Floor:	470 m2
Plot Size:	10625 m2

IN BRIEF

LEGGETT Immobilier & Bruno Debain Centre-Val de Loire present a rare opportunity in Sologne.
Request our full brochure and 360° videos!
Just 1½ hours from Paris, discover a magnificent, fully renovated property complex comprising:
A 270 m² family home
A 200 m² self-contained holiday cottage, currently operating successfully
Over 1 hectare of enclosed land
A private pond
Leisure areas and unobstructed views of the forest
Immediate rental income thanks to an established tourism business
A unique setting where nature, tranquillity and rental income come together
Two separate dwellings
Private pond of 600 m²
Holiday cottage accommodating up to 11 people
Double garage
Fibre-optic broadband

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47904BDE41 Price: 550 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (523 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **1831 EUR**

NOTES

DESCRIPTION

Renovated former farmhouse with a profitable holiday let, private pond and over one hectare of land in the heart of the Sologne

Experience the Sologne at its most authentic.

Just a few minutes from La Selle-Saint-Denis, at the end of a long private driveway lined with natural beauty, lies a rare property where old-world charm meets modern comfort.

Entirely and lovingly renovated, this former farmhouse offers nearly 470 m² of living space, divided between an elegant family home and a successfully run self-catering holiday let, all set on over one hectare of enclosed land.

The main house, measuring approximately 270 m², immediately captivates with its generous proportions and warm atmosphere. Designed to welcome family and friends, it offers spacious living areas, several bedrooms, a dormitory that can accommodate up to eight people, a gym, a utility room and beautiful terraces opening out onto the Sologne countryside.

Set apart and boasting its own outdoor space, the second house, measuring approximately 200 m², houses a holiday let that is well-known and highly rated on Booking.com. Capable of accommodating up to eleven people, it provides a solid source of income thanks to a steady stream of guests drawn by the many nationally renowned events held in the region: the Game Fair, equestrian competitions, nature holidays, hunting trips, remote working stays and family reunions.

Outside, the property offers an exceptional living environment:
ver 10,600 m² of fully enclosed land
A private pond of around 600 m², a true haven for local wildlife
A...

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr