

SOLOGNE WINEGROWER'S HOUSE NEAR MONTRICHARD
1 ADJOINING GÎTE, 1 BARN, IN A QUIET LOCATION, 9X4 SWIMMING POOL

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PROPERTY FACT FILE

REFERENCE	A36701BDE41
PRICE	€ 499,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	4
ACCOMMODATION	350 m²
LAND	3275 m²
TOWN	Montrichard Val de Cher
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage

*Price based on current exchange rate which is subject to change



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350m² property, near Montrichard 41400
Former winegrower's farmhouse in Sologne, 25 minutes from Blois, comprising 13 rooms and 3200 m² of land in a peaceful setting not overlooked, 9x4 heated swimming pool facing south, 65 m² gîte, bowling green







DESCRIPTION

Property in Sologne, near Montrichard 41400, on land overlooking the Lac du Roger, 5 minutes' walk from the bottom of the property.
Former winegrower's farm consisting of two buildings set in 3,250 m2 of flat, landscaped, fully fenced land.
The first building comprises a dwelling of approx. 185 m2 on two levels, a 50 m2 garage with automatic sectorial door, a boiler room with sink and shower and a gîte currently measuring 65 m2 on one level.
The second building comprises a two-storey barn of 50 m2 each, a 30 m2 stable and a large 80 m2 awning.
The main house comprises :
- Ground floor:
- A canopy over the entrance door
- Dining room with recent pellet stove
- A lounge leading onto the terrace
- A TV room leading onto the terrace
- A fully-equipped Schmidt kitchen with central island
- A corridor with a toilet and a large cupboard
- A bedroom with bathroom, dressing room and fireplace
- A double utility room with sink and shower opening onto a courtyard accessible from the road via a gate
- A cellar of approx. 35 m2 with two recent 200-litre water heaters
First floor:
- A landing with an open-plan study
- Four bedrooms
- Recent shower room
- A toilet
- Access to the gite
The upstairs gite with its own entrance comprises :
- Entrance hall
- A toilet
- A bathroom
- A main room with dining room, lounge and fitted kitchen
- Two bedrooms
The renovated barn (heating not installed) comprises :
Ground floor:
- A machine room
- A large room with parquet flooring and a large sliding al...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36701BDE41

COMPLETE FILE AND PHOTO ON REQUEST

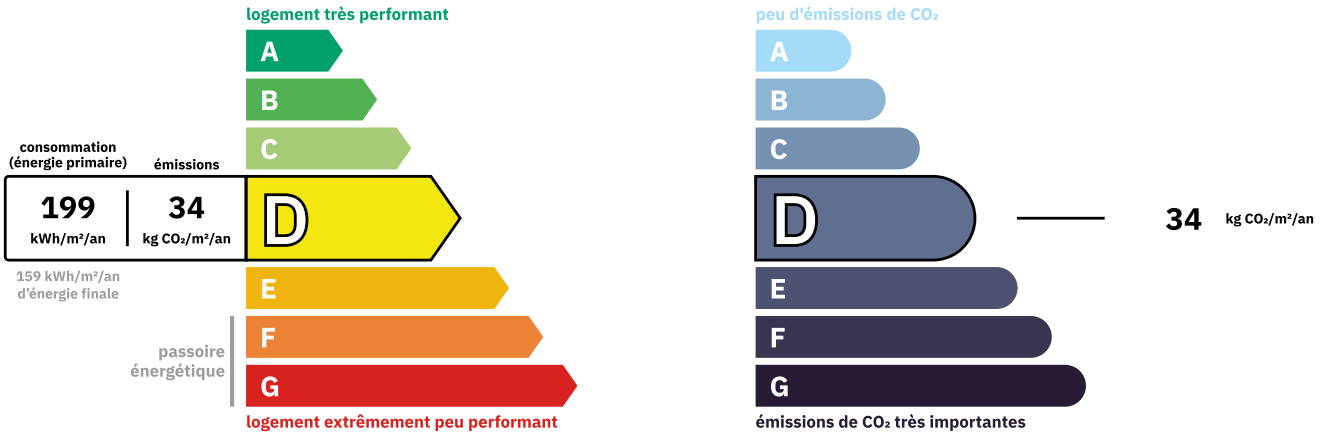
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4650 € and 6360€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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