

LOVELY HOUSE SOLD FURNISHED & SWIMMING POOL OF 181M ² 5MN FROM BLOIS 360 ° LEGGETT CENTRE VAL DE LOIRE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A38083BDE41
PRICE	€ 649,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	181 m²
LAND	1789 m²
TOWN	Mer
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Other Drainage

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





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LEGGETT immobilier prestige in centre val de Loire 41 offers this magnificent property of character of 181m ² published in 1978 on a basement that can park 3 cars, the land with a large pool is 1729m ². It is ideal as a second home or main residence, with a lovely environment, close to the Loire by bike & in a non-flood zone &



DESCRIPTION

Rare... charming residence, built in a bucolic setting, sold fully furnished! Main or second home...
Inside:
On 200 m² of floor space (180 m² Carrez), a double living room with its monumental fireplace, a conservatory, four large bedrooms, a shower room, a bathroom, a dressing room, a separate kitchen, a storeroom and a mezzanine study.
The house is decorated with great care and the furniture is period and stylish.
The floors are parquet or terracotta.
Outside:
The setting is peaceful, with the banks of the Loire and its promenades just 500 m away.
Surrounding the house is a pleasant, landscaped, well-kept garden with a large swimming pool, a decked terrace and a shower/toilet area
. There is also access to the basement, which can accommodate three vehicles.
Technical details:
Recent insulation, aluminium joinery, air/water heat pump for heating and hot water,
Collective sewerage. Reversible air conditioning in the living room.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38083BDE41

COMPLETE FILE AND PHOTO ON REQUEST

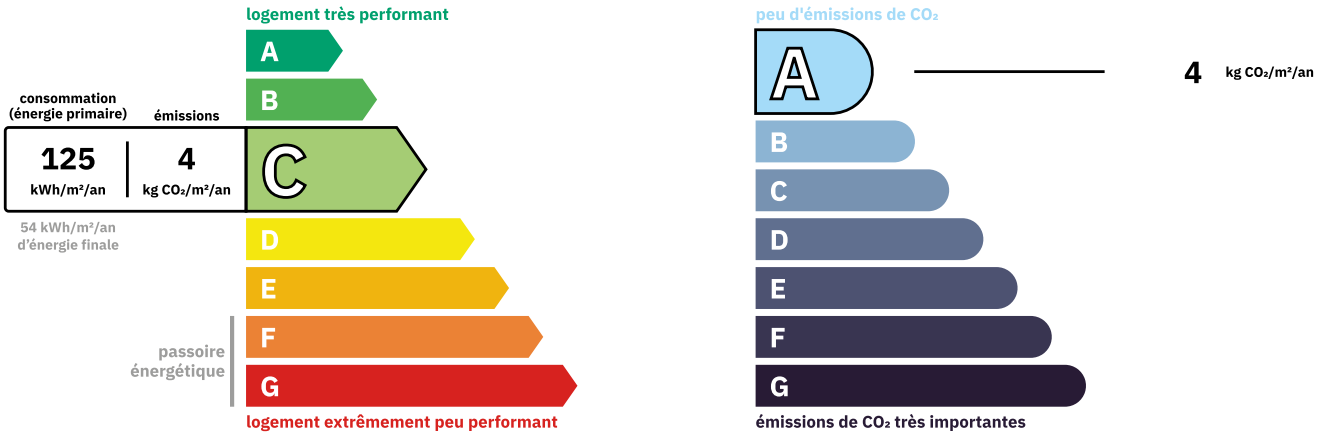
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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1730 € and 2410€ for 2023

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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FILE COMPLETE AND PHOTOS ON REQUEST

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