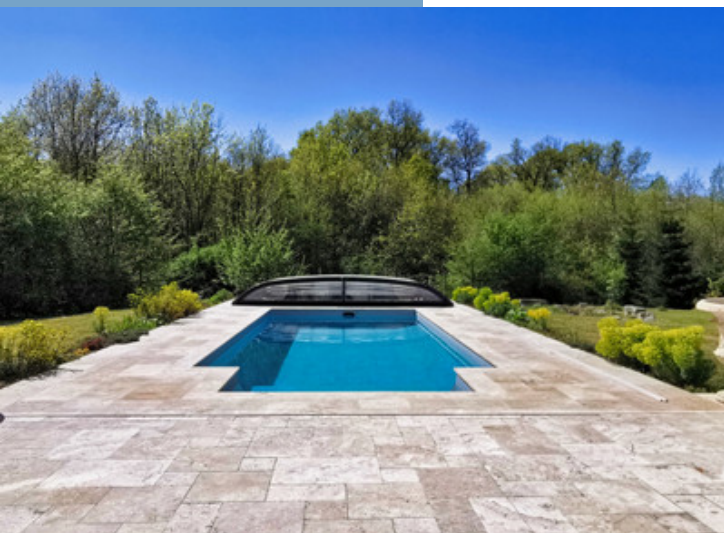




ELEGANT RENOVATED COUNTRY HOME WITH  
6-BEDS AND SWIMMING POOL NEAR ST AIGNAN  
SUR CHER, LOIRE VALLEY

ELEGANT RENOVATED  
COUNTRY HOME WITH  
6-BEDS AND SWIMMING  
POOL NEAR ST AIGNAN  
SUR CHER, LOIRE VALLEY...



PROPERTY FACT FILE	
REFERENCE	A44221NBO41
PRICE	€ 540,600 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (510 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	346 m <sup>2</sup>
LAND	3368 m <sup>2</sup>
TOWN	Saint-Aignan
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Quality renovation retaining character
- Quiet countryside location yet close to amenities
- Heart of Loire Valley with year round attractions
- Ideal large family home and/or guest accommodation
- Recently installed pool with sliding cover

ELEGANT RENOVATED  
COUNTRY HOME WITH  
6-BEDS AND SWIMMING  
POOL NEAR ST AIGNAN  
SUR CHER, LOIRE  
VALLEY...

Ref : A44221NBO41

Set within a quiet and secluded hamlet in the heart of the Loire Valley, with no immediate neighbours or overlooking properties, this beautifully renovated country residence offers a rare sense of peace, privacy, and understated luxury in one of France's most sought-after regions.

## DESCRIPTION

The house has been fully renovated to a high standard, beautifully combining character features with modern comfort throughout. Designed with flexibility in mind, it offers generous living space, perfectly suited as a stylish family home or an elegant guesthouse / chambres d'hôtes.

On the ground floor, there are two bedrooms, along with an additional room ready for the installation of a bathroom, offering further potential. The living spaces include a large dining room and a spacious sitting room with an open stone fireplace, both enjoying views over the beautiful garden and swimming pool. A country-style kitchen, full of character plus a utility room, completes this level.

Upstairs, there are four bedrooms, one of which benefits from its own private shower room with W.C., while another bedroom remains to be completed, allowing scope for further customization. There is also an additional shower room and a separate toilet on this floor.

The property is set within lawned gardens that create a peaceful and private setting. A recently installed in-ground swimming pool forms an attractive focal point, while the sun-drenched terrace and pergola provide ideal spaces for outdoor dining and relaxation.

Situated in the heart of the Loire Valley, surrounded by vineyards and the region's magnificent châteaux, this home offers an exceptional lifestyle. With year-round attractions, including the renowned ZooParc de Beauval and historic sites, the area remains vibrant in every sea...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44221NBO41>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

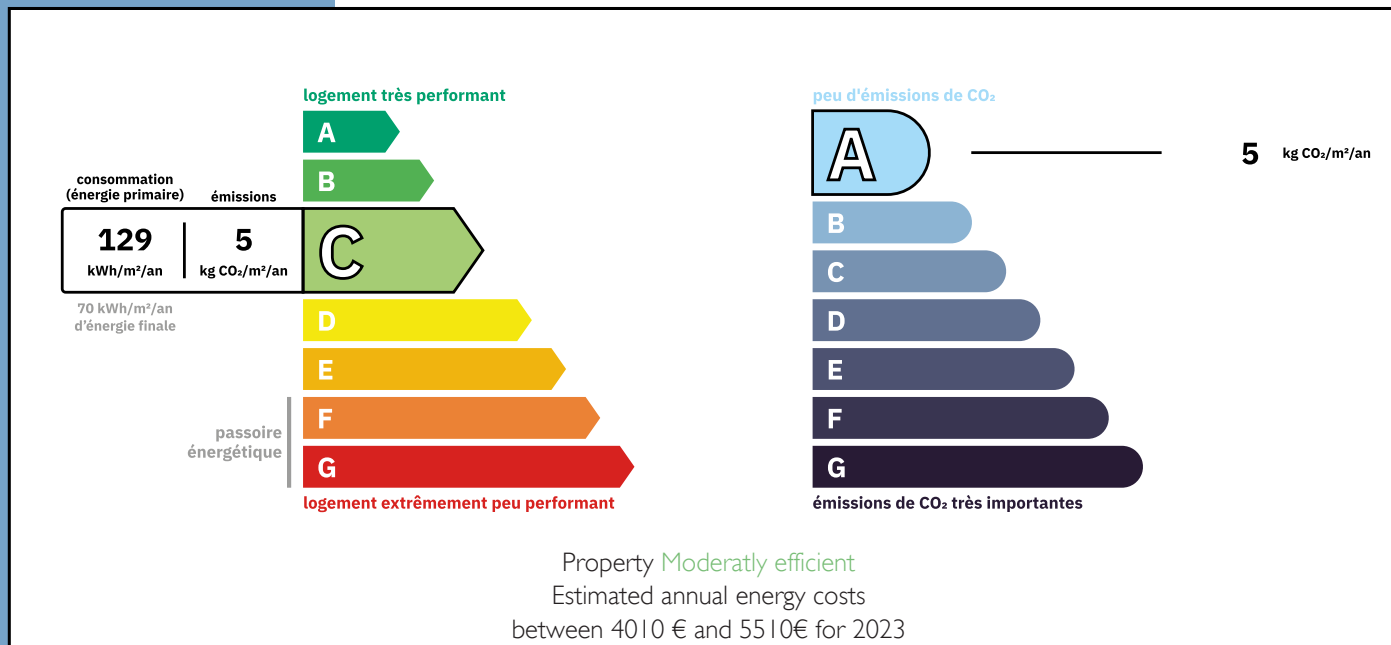
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

ELEGANT RENOVATED  
COUNTRY HOME WITH  
6-BEDS AND SWIMMING  
POOL NEAR ST AIGNAN SUR  
CHER, LOIRE VALLEY...

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

Ref : A44221NBO4I

## ENERGIE-DPE



## 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

Réf :A44221NBO4I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)