

165m flat near Chambord 41 In a quiet 16000m park Ask for our 360 virtual tour



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Orléans  |
| Department: | Loiret   |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 165 m2   |
| Plot Size:  | 15500 m2 |



## IN BRIEF

Magnificent 166m<sup>2</sup> flat in the Château de Avaray between Blois, Mer, Beaugency, Orléans

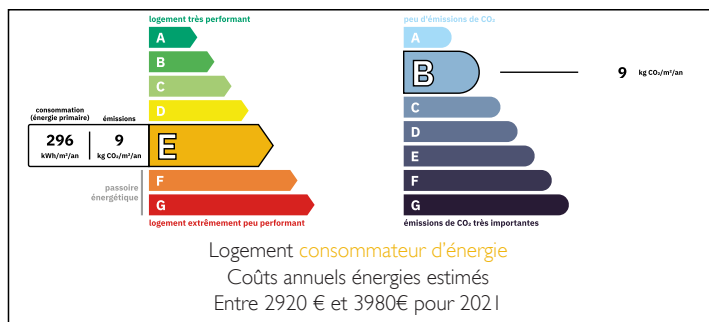
Come to this beautiful Castle with a park of nearly 16 hectares in the calm & close to the park of CHAMBORD

Virtual visit on request at LEGGETT immobilier

Price displayed and negotiable

6 minutes drive from the town of Mer (41500) where you have all the shops, a train station, & access to the A10 motorway via TOURS/BORDEAUX/PARIS

## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 1374 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This beautiful flat located at the Château d'Avaray in a magnificent less than 2 hours from Paris between Beaugency and the sea, close to the Chambord castle and the Loire river.

A wooded estate of more than 15 hectares, an orangery, outbuildings, moats, a French garden, an orchard, a vegetable garden and a

This flat of 166.48 m2 is located on the 2nd floor with a private entrance.

This 166.48 m2 apartment is located on the 2nd floor with a view of the park and comprises an entrance hall, a fitted kitchen, a large a large living room with lounge area, view of the park, a bedroom with office space, a shower room, a bathroom and a toilet.

It has the advantage of a large living room with a fireplace, a bathroom with toilet, a shower room and a toilet.

It has the advantage of having an entrance at each end of the house, which allows a certain amount of It has the advantage of having an entrance at each end of the property, which allows a certain amount of peace and quiet. It has the advantage of having an entrance at each end of the property, which allows for some peace and quiet, secure access by digicode, gardeners, individual electric heating, exposed beams and parquet flooring.

This property advertisement relates to 2 main lots located in a co-ownership of 58 apartments.

This property advertisement relates to 2 main lots located in a co-ownership of 58 lots in total with no ongoing...