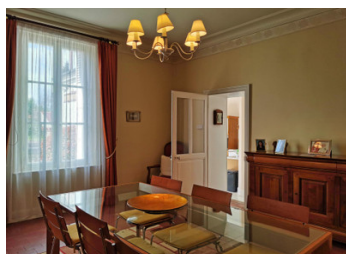


Charming 3/4-Bed Tuffeau Stone Property with Gîte in the Heart of the Loire Valley, nr St Aignan sur Cher 41.



INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	5
Bath:	3
Floor:	251 m2
Plot Size:	1110 m2



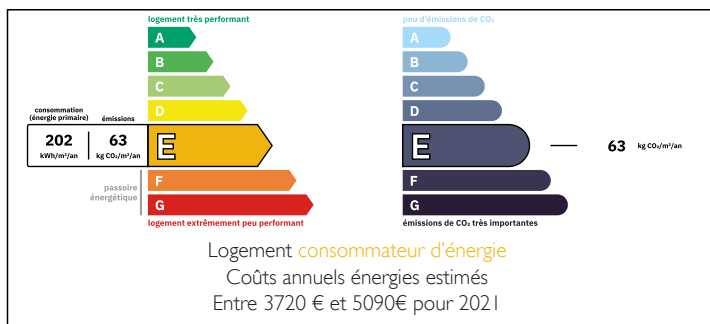
IN BRIEF

Lovely character 3/4-bed house plus a guest house, in a small village 6km from St Aignan sur Cher.

The town of St Aignan sur Cher has many tourists visit the famous Zoo Beauval every year. It's charming cobbled streets are lined with shops, bars and restaurants open all year round. There are wonderful views across the river Cher, large supermarkets and a mainline train station.

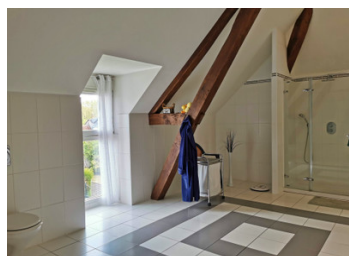
The city of Tours with TGV links and an airport, served by Ryanair, is just 65km from the property.

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: 1778 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in a small village near St. Aignan-sur-Cher, this beautifully presented character home is full of charm and potential. Constructed in traditional Tuffeau stone, the detached house offers spacious and flexible accommodation, perfect as a family home, holiday retreat, or rental investment.

The main house features:

Two ground-floor bedrooms and a family bathroom for easy, accessible living.

A generous first floor boasting two large bedrooms and a luxurious bathroom, ideal for guests or family.

A wealth of original character throughout.

Complementing the main residence is a self-contained 1-bedroom gîte, perfect for generating income or hosting visitors.

Outside, the property offers:

A beautiful, flat garden, perfect for relaxing or entertaining.

Outbuildings with development potential, offering scope for further accommodation, workshop, or studio space.

This is a rare opportunity to own a piece of the Loire Valley's timeless charm, just a short drive from local markets, vineyards, the famous ZooParc de Beauval, and the enchanting Châteaux of the region.

Further photos upon request and highly recommended!

Main House: habitable surface 217m²

Ground floor:

Entrance hall 8m²