

A flat 102 between Blois and Beaugency, 10 minutes from Chambord and the Loire cycle route Magnificent views



## INFORMATION

Town:	Blois
Department:	Loir-et-Cher
Bed:	2
Bath:	1
Floor:	102 m2
Plot Size:	15785 m2

## IN BRIEF

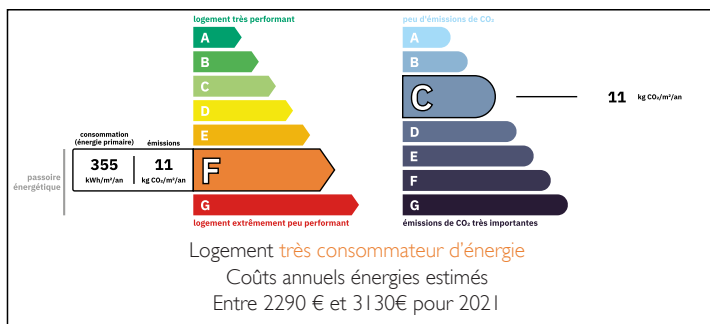
Exceptional property. Set in 16 hectares of pretty parklands, flat in a château close to the banks of the Loire. 1 hr 1h30 from Paris on the A10 motorway, exit 10 minutes away. Located 20 minutes from Chambord.

Ask for the many photos and 360° videos of this château in Loir-et-Cher.

Flat to be purchased in co-ownership (allow for annual charges).



## 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.



## DESCRIPTION

Entrance hall, 2 bedrooms, 2 sitting rooms. Dining area, kitchen, bathroom. French gardens, 15-hectare park.

High ceilings. Noble floor. Through window. Oak parquet flooring, marble fireplaces...

Aterno home automation heating + wood stove and its reserve + wood from the park cut by the gardener.

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Co-owned building of 1 units

Provisional annual charges: 5800€

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

## LOCAL TAXES

Taxe foncière: 717 EUR

Taxe habitation: EUR

## NOTES