

Pretty chalet in a residential park Lamotte Beuvronb(10mn away) Swimming pool, tennis court, 360 Leggett pond



INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	560 m2

IN BRIEF

Leggett centre val de Loire offers this :

Very pretty 98m² chalet with 3 bedrooms as a main or second home in a residential park in Sologne.

In the heart of nature close to Lamotte Beuvron, 2 hours from Paris and 13 minutes from the SNCF train station, Lamotte Beuvron with all amenities.

Peaceful environment with ponds and trees, animals grazing in the evening, swimming pool, tennis court, boules pitch, shops on foot in Souvigny en Sologne 41600.

Very important, this chalet is not subject to notary fees at the time of sale.

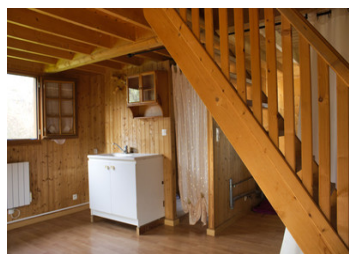


ENERGY - DPE

DPE not required.

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

98m² chalet in Souvigny en Sologne with four half-timbered rooms, 3 bedrooms on one floor, 1 living room of 32m² + 12 m² outdoor shed on a 560 m² plot of land, on the outskirts of a small Sologne tourist village.

Residential park with swimming pool and tennis court. 1h30 from Paris, 30 km from Orléans, 13 km from the SNCF train station, regional buses to the village.

The chalet is ideally located, not overlooked, and overlooks the woods where the deer come into the park.

No property tax - rooms and partitions can be adapted - kitchen and bathroom can be recreated as you wish - extension possible (veranda, additional rooms, etc.) - fully secure park 24/24h with caretaker and gate.

Monthly park tax of around €300

Electric heating

Not subject to planning permission

The chalets are located in a residential leisure park in the heart of the Sologne region, just outside a small, very typical village.

It is bordered by forest and a magnificent pond, in a green setting with a communal arboretum.

The chalet is half-timbered in the same style, charm and exceptional environment.

The chalet is under video surveillance, with a caretaker's cottage.

It has a tennis court, an outdoor swimming pool shared between residents in spring and summer and a boules pitch.

The Sologne and its magnificent forests, ponds, flora and fauna, come and discover this region, taste the tarts Tatin, local specialities, visit the many castles, museums, do sport in the...

LOCAL TAXES

Taxe foncière: 300 EUR

Taxe habitation: EUR

NOTES