

## Gîte complex with 2-bed gîte, land and lake, near St Aignan sur Cher, Loire Valley 41



## INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	2
Bath:	1
Floor:	113 m2
Plot Size:	36586 m2

## IN BRIEF

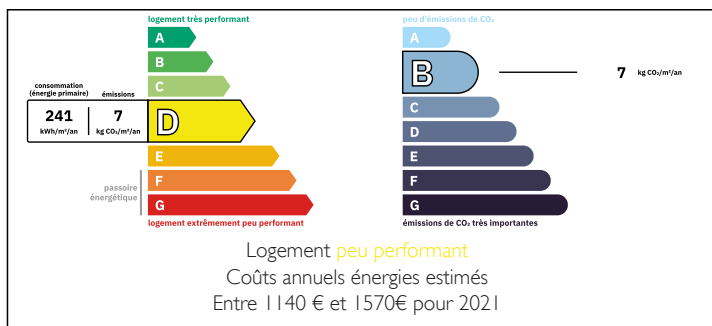
This complex of properties has one 2-bed gîte already finished and rented. There is a studio with small works to complete, plus a 70m2 building ready to be created into a house or gîte. There is plenty of land and a lake of approx. one hectare.

Sitting in the heart of the châteaux and vineyards of the Loire Valley, it is just 2km from the huge tourist attraction, the zoo Beauval, and 4km from the popular tourist destination of St Aignan sur Cher. In St Aignan there are plenty of shops, bars, restaurants and supermarkets, as well as a mainline train station.

The city of Tours with TGV links and airport served by Ryanair, is just 55km 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:** 1219 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The main house is divided into two sections. The first is a 2-bed gîte recently renovated and currently rented out.

The second part is a studio, also newly renovated, with finishing touches to add - such as a W.C., hand basin and furniture. There is the possibility to increase the size of the studio, by using the attic space. If preferred, this area can also easily be connected to gîte next door.

The second building has been converted in order to create a large gîte or additional house. There are all the services required already installed, such as electricity, water and drainage. The floor has been concreted and the windows and doors are new doubled glazed ones. The roof structure has been completely replaced, and although there is metal roofing at the moment, the structure has been designed for a tiled roof.

Outside, there is a sunny terrace, large grounds, and a lake of approximately one hectare.

Additional photos will show the complete property, and are available upon request.

Things to note:

There is WIFI fibre at the property.

Heating system is of heat pumps and reversible air-conditioning units.

A new micro station for the sewage system was installed in 2021.

Every building has new double-glazed windows and doors.

There is a communal track that passes between the land and the terrace area. This is only used as access by the wine grower to occasionally access his vineyards.

Gîte with habitable surface of 76m2

Ground floor: