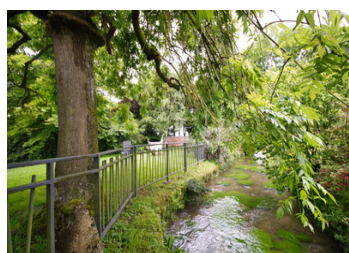


In the centre of the town of MER 41500 Former 12th century mill near Blois & Orléans 5 minutes from Chambord i



## INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	7
Bath:	4
Floor:	500 m2
Plot Size:	4699 m2

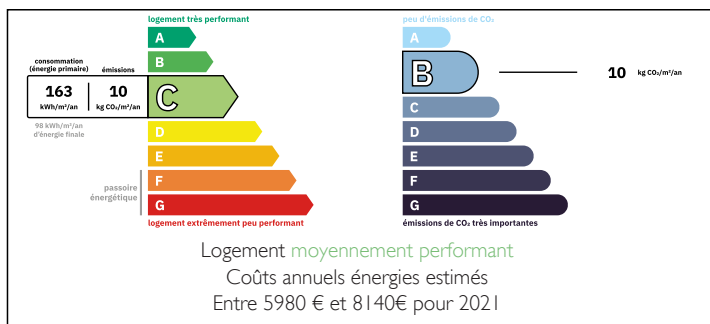
## IN BRIEF

Magnificent old mill dating from the 12th century for the oldest part on the banks of the Trône, a river that runs through the heart of the town of MER near the Châteaux of Chambord. LEGGETT immobilier centre val de Loire invites you to discover our 360° & numerous photos 5 minutes from the A10 motorway and all shops on foot.

Ideal as a second home or main residence with its very pretty enclosed grounds planted with trees, this little 4825m<sup>2</sup> corner of paradise.

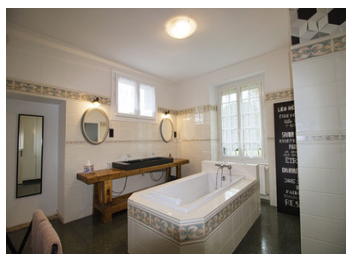
This property comprises on the ground floor (297.00 m<sup>2</sup>): an imposing building dating from 1210, with the charm of the old and the stone.

## 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:** 4663 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This house / villa (property) of 500 m<sup>2</sup> (about 3010 ft<sup>2</sup>), built in the 13th century, on 3 levels, with a land size of 4.825 m<sup>2</sup> (about 0,12 acres) has 4 rooms including 3 bedrooms, 1 bathroom and 2 toilets.

This property comprises on the ground floor (297.00 m<sup>2</sup>): a dining room (50.20 m<sup>2</sup>), a lounge (with fireplace) (38.10 m<sup>2</sup>), a kitchen (20.00 m<sup>2</sup>), a conservatory (8.60 m<sup>2</sup>), a storage room (14.57 m<sup>2</sup>), a corridor (11.70 m<sup>2</sup>), a large bedroom 1 (24.26 m<sup>2</sup>) with a shower room (6.00 m<sup>2</sup>), a large bedroom 2 (20.25 m<sup>2</sup>), a bathroom (12.80 m<sup>2</sup>) and a large flat (84.20 m<sup>2</sup>) comprising: an entrance hall (9.40 m<sup>2</sup>), a shower room (4.70 m<sup>2</sup>) and a WC (1.60 m<sup>2</sup>), a fitted and equipped kitchen (16.80 m<sup>2</sup>), a dining room (20.50 m<sup>2</sup>) and two bedrooms 3 and 4 (11.20 and 20.00 m<sup>2</sup>).

The 1st floor (115.00 m<sup>2</sup>) comprises: a landing (9.00 m<sup>2</sup>), bedroom 5 (13.00 m<sup>2</sup>), a shower room (4.60 m<sup>2</sup>), a dressing room (6.00 m<sup>2</sup>), a bathroom with WC (7.00 m<sup>2</sup>), a corridor (7.83 m<sup>2</sup>), bedroom 6 (15.00 m<sup>2</sup>) and bedroom 7 (20.50 m<sup>2</sup>) and, via a separate entrance, a landing (1.20 m<sup>2</sup>), bedroom 8 (24.30 m<sup>2</sup>) and a shower room (12.70 m<sup>2</sup>).

The 2nd floor (76.20 m<sup>2</sup>) comprises: a landing (9.00 m<sup>2</sup>), bedroom 9 (21.20 m<sup>2</sup>) and a large room with cathedral ceiling (46.00 m<sup>2</sup>).

MY OPINION: This is an imposing building dating from 1210, with the charm of the old and the...