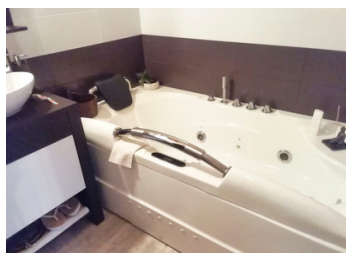
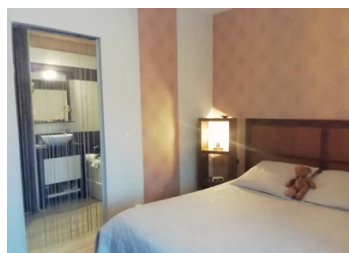


Two semi-detached houses ideal for rent in ROMORANTIN town centre on foot, 4 bedrooms New 360 à Bruno Debain



## INFORMATION

Town:	Romorantin-Lanthenay
Department:	Loir-et-Cher
Bed:	4
Bath:	3
Floor:	190 m2
Plot Size:	1197 m2



## IN BRIEF

My Favourite in Romorantin, 5 minutes from the town centre

Two semi-detached houses with a total surface area of 190m<sup>2</sup>, with suitcases to put down, in a quiet, non-flood zone.

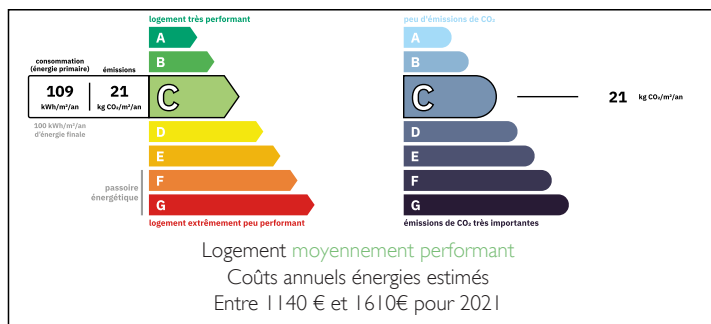
The charm of the old combined with the comfort of a new renovation in 2008, in excellent general condition and meticulously maintained and decorated.

ROMORANTIN (41200), capital of the Sologne region, & its lakes, 2 hours from PARIS (A85/A71) and within easy reach of schools, secondary schools, colleges, shops, sports and cultural facilities

Our local agent Bruno Debain will contact you on request for more information, photos, 360° videos at our LEGGETT estate agency in the Loire Valley.  
06 31 30 32 76 [bruno.debain@leggett.fr](mailto:bruno.debain@leggett.fr)

Come and visit this property comprising 2 semi-detached houses and an impressive 140 m<sup>2</sup> barn to renovate, set in 1197 m<sup>2</sup> of unoverlooked

## 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

The main house of 145 m2

The ground floor comprises a large entrance hall, a 35m2 lounge/living room (south-west facing) with open fireplace, a fitted kitchen (19m2), a shower room with WC, 2 bedrooms, one of which is a master bedroom with bathroom (spa bath), and a separate WC, allowing the property to be lived in on one level. A spiral staircase leads upstairs to 2 mezzanines (20m2 and 10m2 floor area), 1 bedroom (17m2 floor area) and 1 room currently used as a dressing room with WC and washbasin.

This 45m2 semi-detached house, ideal for renting out, for professional use or for entertaining friends and family, opens onto a fitted kitchen with island, hallway with cupboard, living room with open fireplace, bedroom (south-west facing) and shower room with toilet.

Floors: tiled kitchen and shower room, bedroom with parquet flooring

.THE GARDEN

At the back of the house, a pretty garden (terraces, well, patio, house for lawnmower and tools) landscaped, fenced and not overlooked, will offer you absolute peace & you can build a swimming pool.

THE BARN 140m2 on 2 levels to renovate

Finally, to meet your storage and parking needs, a barn with great potential for renovation (28m x 5m) completes the property. It is currently divided into a shed for 2 vehicles (height 4.60m), a garage (22m2) with electric door, and sheds on 2 levels.

DIAGNOSTICS in C for the main house

Completion of diagnostics: 28/07/2023

TOWN GAS HEATING

Engie annual maintenance contract Energy and its consumption are now...

## LOCAL TAXES

Taxe foncière: 2243 EUR

Taxe habitation: EUR

## NOTES