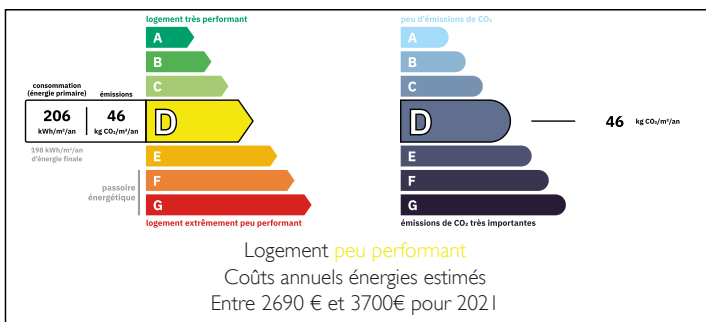


Charming architect-designed property of 201m in a quiet location ouestOrléans Pretty garden ask for our 360



ENERGY - DPE



INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	4
Bath:	2
Floor:	201 m2
Plot Size:	4171 m2

IN BRIEF

LEGGETT centre val de Loire offers you Very pretty property of 201m² & lovely wooded grounds of 4171m².

Built in 1997 in a pretty, quiet, wooded setting ouest of Orléans, this architect-designed house is very light and spacious.

Make the most of the space with 1 large cathedral lounge with fireplace and tasteful decor, pretty terrace and wooded garden facing south without the neighbours' view.

Ask for our 360° & our many photos to Bruno Debain sales agent

Situated on the outskirts of Orléans, come and discover this cosy house, full of charm, in a peaceful setting, close to the forest for lovely walks or cycle rides.

Just 5 minutes from the centre with shops, schools, lycée and doctors' surgeries.

Ask for our 360° & our many photos to Bruno

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:	2654 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Ground floor:

A beautiful entrance hall leads to a 50 m2 cathedral living room bathed in light*, with a large open fireplace and its Polyflamme system.

A fitted kitchen with a practical and spacious adjoining pantry.

A bedroom with parquet flooring and fitted wardrobes.

A bathroom with shower and bath, and separate toilet.

A study or other room with parquet flooring completes this level.

A beautiful oak staircase leads to the first floor.

First floor:

A large landing leading to 3 bright, comfortable bedrooms.

A large mezzanine overlooking the lounge.

A shower room and separate toilet.

Outbuildings:

A large garage with 2 motorised sectional doors. Insulated attic space above the garage for even more space.

A boiler room with an ideal standard oil-fired boiler with maintenance contract.

Another multi-purpose room leading to an underground cellar for your wines and preserves.

An attached awning with electric charging point wiring, which can house a vehicle or become an additional outdoor space.

Outside:

A large south-facing terrace with motorised awning. Superb landscaped flowerbeds if you are a plant lover, 4,171 m2 of fully enclosed grounds, suitable for swimming pool, with mature trees including fruit trees.

Borehole to supply your garden with water.

+++++

Central vacuuming

Fibre deployed

Alarm system

Mains drainage.

Other information

Property tax: 2,654 euros