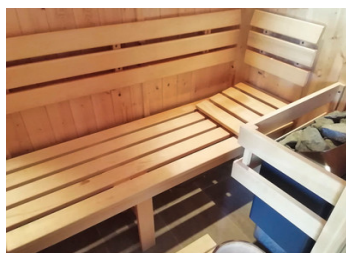
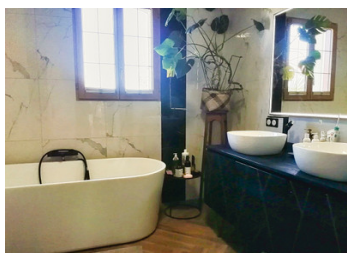


Lovely house in Monthou / Cher 3 bedrooms Nice view & quiet location Price negotiable Leggett Immobilier 36



## INFORMATION

Town:	Montrichard Val de Cher
Department:	Loir-et-Cher
Bed:	3
Bath:	2
Floor:	157 m <sup>2</sup>
Plot Size:	1691 m <sup>2</sup>

## IN BRIEF

LEGGETT immobilier centre val de Loire proposes you in Sologne viticole.

15 kilometres from Beauval Zoo

Near Montrichard 41400 quiet area & valloner

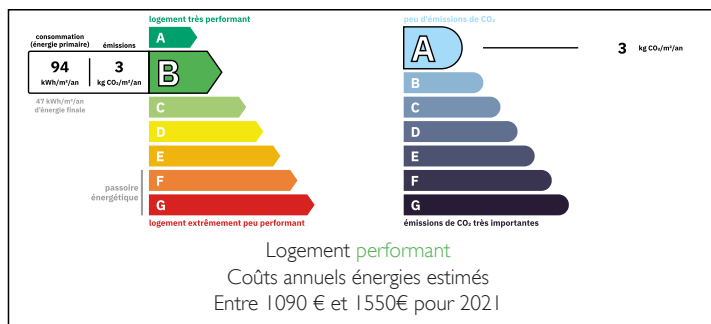
Lovely bright & spacious house of 157 m<sup>2</sup> & 1691 m<sup>2</sup> of land planted with trees with terrace, greenhouse and gazebo to the west.

The opinion of our advisor below:

The suitcases are to pose in this house of 2011 or the owners have ammenager with gouts & have invested inside & outside for your comfort guaranteed

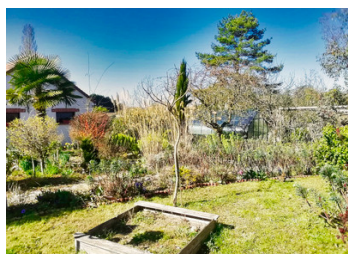
This property is ideal as a second or main home Ask Bruno Debain our agent for 360° videos & more detailed information in our agency LEGGETT

## 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

Come and discover this magnificent quality house, ideally situated in a dynamic village offering a school, a grocery shop, a chateau and a lake. Nestled in a green setting, this property with landscaped garden and several outbuildings offers absolute tranquillity. Nestling in a green setting, this 1691 m<sup>2</sup> property with landscaped garden and several outbuildings offers absolute peace and quiet. It comprises a spacious living room with fireplace, a semi-open-plan kitchen, 3 comfortable bedrooms, a bathroom, a shower room with sauna and a separate toilet. You'll also appreciate the multiple terraces and perfectly landscaped enclosed garden, ideal for enjoying the fine weather. Quality equipment has been added, such as a custom-built home cinema, glass roof, electric wooden sauna, custom-built mosquito nets and reversible air conditioning for optimum comfort all year round. This property represents an excellent opportunity to create the home of your dreams, or even a charming gîte. The house has already enjoyed great success as a short-term rental, with guests always delighted with their stay. We can provide you with statistics and financial results from past lettings to assess the potential profitability of this property. Contact us for more photos. The property can be purchased fully furnished and equipped or unfurnished, depending on your preference. Don't wait any longer to visit this charming property with great potential!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1455 EUR**

**Taxe habitation: EUR**

## NOTES