

Potential investor & professional property de Maître Loiret 45 3 buildings, 1500 m wine storehouse& 2 houses



INFORMATION

Town:	Montargis
Department:	Loiret
Bed:	12
Bath:	6
Floor:	483 m2
Plot Size:	10830 m2

IN BRIEF

Property with 3 houses and 1500 m² of storage space

Located in the Centre Val de Loire region, 1 h 30 from Paris (south) on the A77 motorway

Quiet, unoverlooked, on 1.8 hectares of fenced land planted with trees and secured by two electric gates. Ask for our 360° & 81 photos magnificent location

Composition:

- Maison de Maître, living area of 301 m² - 6 Bedrooms, 2 bathrooms, wc, Study, Dressing room, Library, Solarium.

- Longère-Gîte, 123 m² living space - 3 Bedrooms

- 3 independent turnkey Studios

Attractive rental yield of over 14%

- Depots Large volumes, 1500 m² floor area in 2 buildings with HGV loading bay.

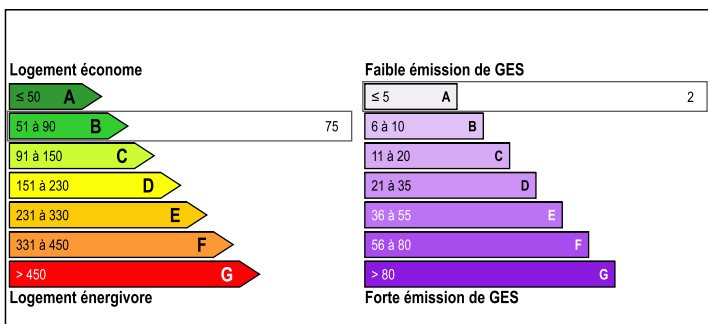
Possibility of fitting out more than 10 studios.

Major economic centre 5 kilometres away - High rental potential

Nearby tourist attractions (Guédelon, Château de St



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: 2322 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

LEGGETT immobilier prestige offers you this superb property with 3 houses ready to move into
In the centre of the Loire Valley/ Puisaye/Morvan area 45420 Briare, Gien, Saint Fargeau (89)

1 h 30 from Paris south on the A77 motorway
Historic site in Roman times Roman road on the site & on the horizon views over the magnificent Loire Valley

Nestled on the heights of a hill and surrounded by vineyards, it is truly a haven of peace and quiet

Exceptional tourist region at the gateway to the Morvan and Puisaye regions, with forests and lakes, the castle of Sr Fargeau and Guédelon, the famous village of Rogny les 7 écluses, the Briare canal, the Loire cycle route, the Pilgrim's Way to Santiago de Compostela, the Basilica of Vézelay

Superb property comprising 1500m² of spacious warehouses with loading bay and 1000m² car park

Ask for 360° photos for a successful visit.

LEGGETT immobilier prestige offers you this superb property 3 houses ready to move into

In the center of the Loire Valley/ Puisaye/Morvan area 45420 Briare, Gien, Saint Fargeau (89) Strong rental potential on this site, generated by an important economic role 5 kms away

1 h 30 from southern Paris via the A77 freeway

Historic site from Roman times Roman road on the site & on the horizon view of the magnificent Loire Valley

Nestled on the heights of a hill and surrounded by vineyards, it's truly a haven of peace and quiet

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