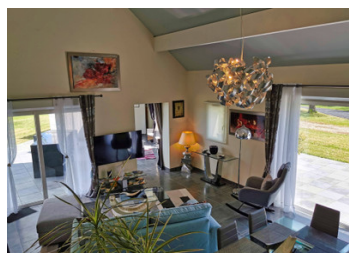


Beautiful character 2-bed property fully renovated, in quiet lane, between St Aignan sur Cher & Montrichard 41



## INFORMATION

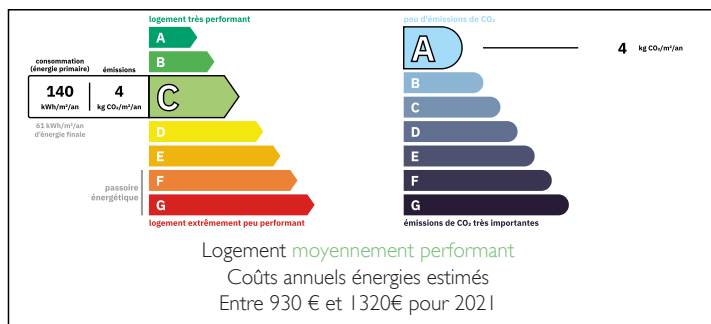
Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	2
Bath:	2
Floor:	99 m2
Plot Size:	1768 m2



## IN BRIEF

This lovely 2-bed character property has been fully renovated. In a quiet lane with great views, it is just 9km from St Aignan sur Cher and 12km from Montrichard. Both of these popular tourist destinations have cobbled streets lined with bars, shops and restaurants, plus large supermarkets and DIY shops. There is a mainline train station in each town, allowing easy access to Tours and Paris. The city of Tours, with TGV and airport served by Ryanair, is just 55km from the property. The A85 motorway is 7km away.

## 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

This character property has been renovated and stylishly decorated throughout. Other than a bedroom upstairs, with its own W.C. and shower room, the living space is all on the ground floor.

The country style kitchen/dining room has plenty of character, with an old stone fireplace and exposed stone walls and beams. This opens into the light and airy living room with patio doors on two sides, each leading to a sunny terrace.

The conservatory links the first house to the second. In this part there is a toilet, plus a beautifully styled bedroom with its own private bathroom W.C.

A staircase leads down to a sous-sol with two rooms, one has been decorated to make a relaxing potential spa area.

This property is ready to move in to with no work needed! The furniture and decorations are not included in the sale price, but the vendors would like to leave everything for an additional cost - including sheets, towels and everything needed to move in and start enjoying the property.

Currently run as a gîte, it could also be a beautiful family home, or an ideal low maintenance holiday home.

Points to note;

Electric underfloor heating on the ground floor and reversible air-conditioning upstairs. Three air conditioning units in total (two new in 2025)

DPE class C

Fibre optic internet

Mains drains

No garage, but possibility to add one

Additional photos are available upon request.

Ground floor:

Kitchen/dining room with open fireplace 5.7x3.3 -

## LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: EUR

## NOTES