

Sologne winegrower's house near Montrichard | adjoining gîte, | barn in a quiet location, 9x4 swimming pool



## INFORMATION

Town:	Montrichard Val de Cher
Department:	Loir-et-Cher
Bed:	8
Bath:	4
Floor:	350 m2
Plot Size:	3275 m2

## IN BRIEF

350m<sup>2</sup> property, near Montrichard 41400

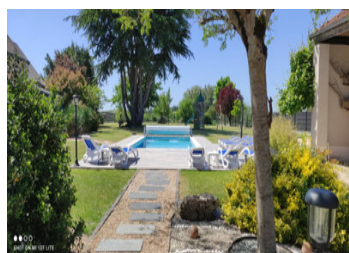
Former winegrower's farmhouse in Sologne, 25 minutes from Blois, comprising 13 rooms and 3200 m<sup>2</sup> of land in a peaceful setting not overlooked, 9x4 heated swimming pool facing south, 65 m<sup>2</sup> gîte, bowling green

The first building comprises a dwelling of approx. 185 m<sup>2</sup> on two levels, a 50 m<sup>2</sup> garage with automatic sectorial door, a boiler room with sink and shower and a gîte currently measuring 65 m<sup>2</sup> on one level.

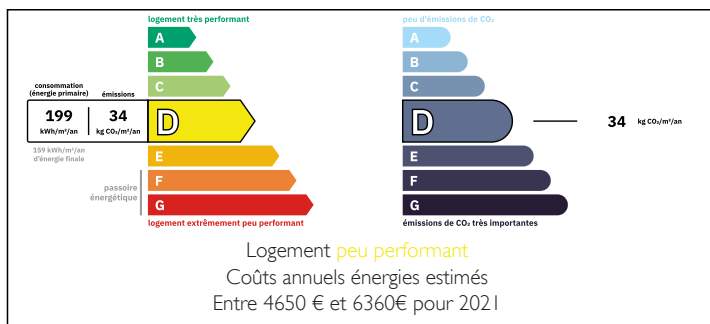
The second building comprises a two-storey barn of 50 m<sup>2</sup> each, a 30 m<sup>2</sup> stable and a large 80 m<sup>2</sup> awning.

In the village, between Contres and Montrichard, 2.5 km from Pontlevoy and 25 km from Blois station, you will find :

- A nursery and primary school
- A bakery and cake shop



## 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

Property in Sologne, near Montrichard 41400, on land overlooking the Lac du Roger, 5 minutes' walk from the bottom of the property. Former winegrower's farm consisting of two buildings set in 3,250 m<sup>2</sup> of flat, landscaped, fully fenced land.

The first building comprises a dwelling of approx. 185 m<sup>2</sup> on two levels, a 50 m<sup>2</sup> garage with automatic sectorial door, a boiler room with sink and shower and a gîte currently measuring 65 m<sup>2</sup> on one level.

The second building comprises a two-storey barn of 50 m<sup>2</sup> each, a 30 m<sup>2</sup> stable and a large 80 m<sup>2</sup> awning.

The main house comprises :

- Ground floor:
- A canopy over the entrance door
- Dining room with recent pellet stove
- A lounge leading onto the terrace
- A TV room leading onto the terrace
- A fully-equipped Schmidt kitchen with central island
- A corridor with a toilet and a large cupboard
- A bedroom with bathroom, dressing room and fireplace
- A double utility room with sink and shower opening onto a courtyard accessible from the road via a gate
- A cellar of approx. 35 m<sup>2</sup> with two recent 200-litre water heaters

First floor:

- A landing with an open-plan study
- Four bedrooms
- Recent shower room
- A toilet
- Access to the gîte

The upstairs gîte with its own entrance comprises :

- Entrance hall
- A toilet
- A bathroom
- A main room with dining room, lounge and fitted kitchen
- Two bedrooms

The renovated barn (heating not installed)

## LOCAL TAXES

**Taxe foncière: 1 620 EUR**

**Taxe habitation: EUR**

## NOTES