

## Perfect 4-Bedroom Holiday Home for Sale in a Peaceful Hamlet Near St. Aignan-sur-Cher, Loire Valley (41)

EXCLUSIVE



## INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	4
Bath:	1
Floor:	115 m <sup>2</sup>
Plot Size:	1099 m <sup>2</sup>



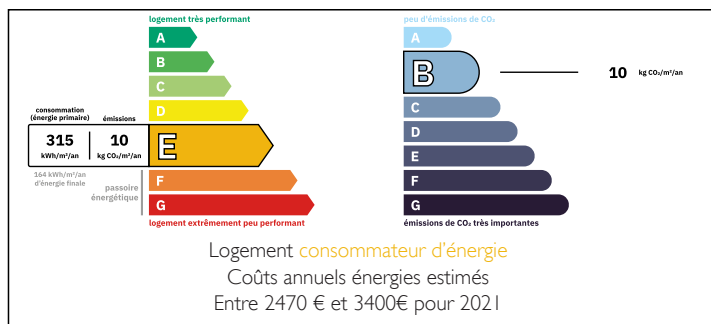
## IN BRIEF

This lovely character property ideal for a holiday home and is nestled in a peaceful small hamlet just a short drive from the historic town of St Aignan sur Cher. The nearby village of Châteauvieux, only 3 km away, offers a friendly bar/restaurant and a convenient grocery shop for everyday needs.

St Aignan sur Cher, a popular tourist destination 8 km from the property, features charming cobbled streets lined with shops, cafes, and restaurants, plus the renowned Zoo Beauval—one of France's top wildlife attractions. The town also benefits from a mainline train station and easy access to the A85 motorway, ensuring excellent connectivity.

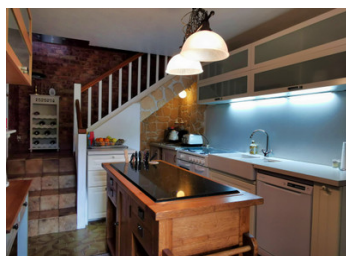
The vibrant city of Tours, located 78 km away, provides TGV high-speed train services and an airport served by Ryanair, making this location ideal for both local living and travel.

## 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

Tucked away on a peaceful lane in a tranquil hamlet, this delightful 4-bedroom semi-detached home offers the perfect blend of rural charm and rich history. Just minutes from the vibrant town of St. Aignan-sur-Cher and set in the heart of the Loire Valley (41), the property is surrounded by the legacy of France's kings and queens and the region's world-famous châteaux.

With character features throughout, the home includes four bedrooms, one of which is located on the ground floor with its own W.C. and handbasin—ideal for guests or accessible living. The beautiful front and rear gardens provide peaceful outdoor spaces for relaxation or entertaining.

Whether you're seeking a full-time residence, holiday escape, or investment opportunity, this home offers timeless appeal in one of France's most celebrated regions—home to vineyards, river landscapes, and historical treasures like Château de Chenonceau and Château de Chambord.

Please ask for additional photos.

PLEASE NOTE: there are electric radiators in most of the rooms. The septic tank needs to be replaced, and the quote is 10 000€.

All furniture can be included if wanted.

Ground floor:

Kitchen 2.8x4.3 - 12.4m<sup>2</sup>

Living room with fireplace and wood burner 5.8x5.7 - 33m<sup>2</sup>

Bedroom 4.4x2.7 - 12.2m<sup>2</sup> with W.C. and handbasin

First floor:

(measurements taken from a height of 1.8m<sup>2</sup>, floor surface may be larger)

Mezzanine 5m<sup>2</sup> with wood burner

## LOCAL TAXES

Taxe foncière: 1353 EUR

Taxe habitation: EUR

## NOTES