

Lovely 6-bed Detached Home with Wraparound Gardens in the Heart of the Loire Valley near Montrichard, 41.



## INFORMATION

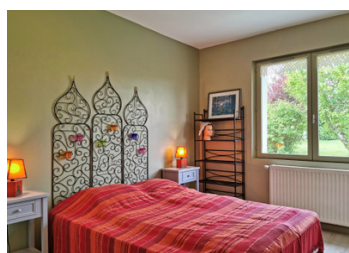
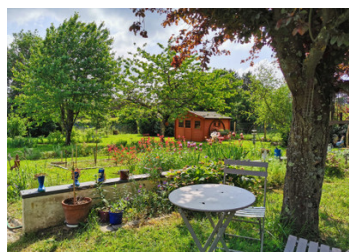
Town:	Montrichard
Department:	Loir-et-Cher
Bed:	6
Bath:	2
Floor:	191 m2
Plot Size:	2466 m2

## IN BRIEF

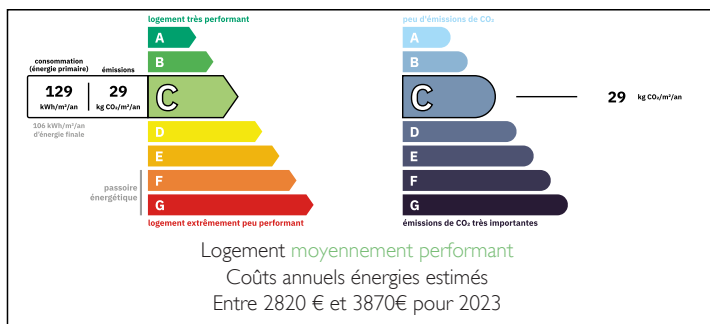
Located on a quiet lane in the heart of the Loire Valley, this charming detached home features 6 bedrooms, 2 bathrooms, and a spacious open-plan living area. There is a good-sized workshop and potential to create an independent living space for guests or family.

The popular tourist destination of Montrichard is just 4km from the property. Here there are plenty of shops, bars, restaurants, large supermarkets, medical centres, and a main line train station. There is also a beach alongside the river Cher, and each summer there is river swimming and a bar/restaurant open there.

The city of Tours, with airport served by Ryanair and TGV links, is 45km 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.



## LOCAL TAXES

**Taxe foncière: 605 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Nestled in a quiet lane in the picturesque village of Faverolles-sur-Cher, just minutes from Montrichard, this delightful detached house offers the perfect blend of countryside charm and spacious family living. Set in the heart of the renowned Loire Valley, the property is surrounded by lush, wraparound gardens that provide both privacy and a tranquil, green oasis.

The ground floor features a bright and airy open-plan living area—ideal for entertaining or simply relaxing with family—alongside two comfortable bedrooms and a well-appointed bathroom. Upstairs, you'll find four additional bedrooms and a second bathroom, offering ample space for a large family or visiting guests.

With a flexible layout and separate access potential, the home presents an exciting opportunity to create an independent living space—perfect for extended family, a holiday rental, or even a B&B venture.

A good-sized workshop adds to the property's appeal, providing abundant storage or creative workspace options.

This is a rare opportunity to own a spacious and versatile home in one of France's most beautiful regions, known for its vineyards, historic châteaux, and peaceful way of life.

Ground floor :

entrance hall with cupboards

utility room 8m<sup>2</sup>

bedroom 3.9x3.5 - 14m<sup>2</sup>

bedroom 2.6x3.9 - 10.6m<sup>2</sup>

shower room

W.C.

kitchen 3.9x3.2 - 13m<sup>2</sup>

living room 5.2x5 - 26.7m<sup>2</sup>

dining room 3.1x3.9 - 12.6m<sup>2</sup>

First floor :

shower room 9.5m<sup>2</sup>

bedroom 4.1x3 - 13m<sup>2</sup>