

Lovely house sold furnished & swimming pool of 181m 5Mn from BLOIS 360 LEGGETT centre val de Loire Bruno D



## INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	3
Bath:	2
Floor:	181 m2
Plot Size:	1789 m2

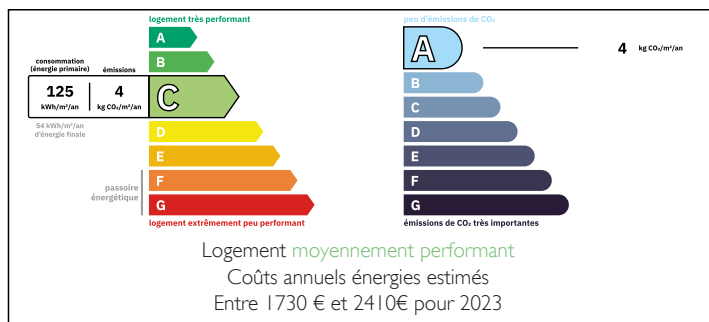
## IN BRIEF

LEGGETT immobilier prestige in centre val de Loire 41 offers this magnificent property of character of 181m<sup>2</sup> published in 1978 on a basement that can park 3 cars, the land with a large pool is 1729m<sup>2</sup>. It is ideal as a second home or main residence, with a lovely environment, close to the Loire by bike & in a non-flood zone & suitcases are to be put down, the property is sold with all its furniture, it is very quiet & in the heart of the Blésoise countryside 5 minutes away by car and the town of Mer 15 minutes away

On the garden side superb swimming pool in front of the property with a nice orientation for the sun The surrounding area: The Loire about 500 metres away, nearby shops at La Chaussée st Victor...



## 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 habitation:** EUR

## NOTES

## DESCRIPTION

Rare... charming residence, built in a bucolic setting, sold fully furnished!

Main or second home...

Inside:

On 200 m<sup>2</sup> of floor space (180 m<sup>2</sup> Carrez), a double living room with its monumental fireplace, a conservatory, four large bedrooms, a shower room, a bathroom, a dressing room, a separate kitchen, a storeroom and a mezzanine study.

The house is decorated with great care and the furniture is period and stylish.

The floors are parquet or terracotta.

Outside:

The setting is peaceful, with the banks of the Loire and its promenades just 500 m away.

Surrounding the house is a pleasant, landscaped, well-kept garden with a large swimming pool, a decked terrace and a shower/toilet area.

. There is also access to the basement, which can accommodate three vehicles.

Technical details:

Recent insulation, aluminium joinery, air/water heat pump for heating and hot water,

Collective sewerage. Reversible air conditioning in the living room.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>