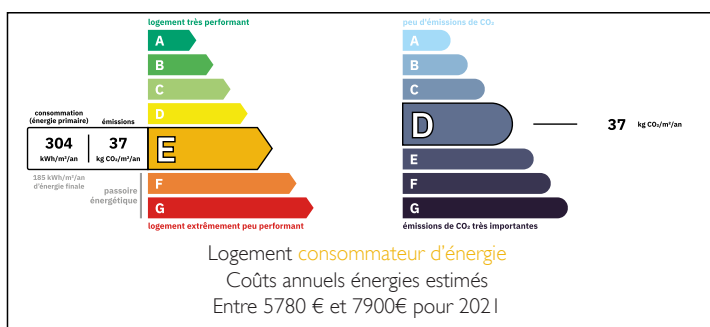


Stunning charming stone house with 215m of living space and a pond, 1.5 hours from Paris Close to Nemours



ENERGY - DPE



INFORMATION

Town:	Montargis
Department:	Loiret
Bed:	5
Bath:	2
Floor:	210 m2
Plot Size:	88511 m2

IN BRIEF

Stunning charming stone house with 215m² of living space and a pond, 1.5 hours from Paris Close to Nemours & Montargis 360°

Leggett Immobilier & Bruno Debain, estate agent in the Loire Valley, Chambord, presents this property. 215m² property on 88,511m² of land with a 7,000m² pond.

Magnificent charming property full of character, dating from the 1930s, in an exceptional setting in the heart of the Montargis forest and countryside.

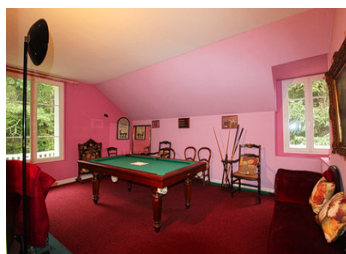
Your second home or main residence just 12 kilometres from Montargis and 1 hour 30 minutes from Paris via the A77 motorway and Chambord via Orléans, 57 kilometres south-east of the Loiret department, in the agricultural region of Gâtinais (45200) and Yonne (89520).

Request our 360° photos and additional photos from Bruno Debain, Leggett International Estate Agent

bruno.debain@leggett.fr or 06 31 30 32 76

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: 1216 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

With its six rooms, including five large bedrooms, you can renovate it into a charming residence, a holiday home or a property with character.

***On the ground floor, approximately 105m² You will find a large 16m² entrance hall, a 46m² living room with a magnificent open fireplace, a 24m² kitchen area, and a bedroom or study currently measuring 17m².

***The first floor, approximately 100m², offers breathtaking views of the forest and ponds, a master suite, 3 beautiful bedrooms and a bathroom, billiard room or bedroom.

*A basement with wine cellar. Garages, kennels and a barn complete the property.

*Veranda of approximately 30m² and structural work in good condition.

The environment is very quiet and unspoilt, inviting you to enjoy peace and serenity in a most pleasant setting.

Work required: This property requires renovation work in order to reveal its full potential.

Heating: Air/water heat pump, high ceilings, double glazing.

Bruno Debain, agent for the Loire Valley region
bruno.debain@leggett.fr or +33 (0)6 31 30 32 76

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