

## Elegant Stone Property with Indoor Pool, Outbuildings & Guest Potential, Loire Valley, St Aignan sur Cher 41



### INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	5
Bath:	3
Floor:	375 m2
Plot Size:	32599 m2



### IN BRIEF

Just a stone's throw from Beauval Zoo, discover this charming property combining authenticity and modern comforts. There's a superb indoor swimming pool with jacuzzi jets.

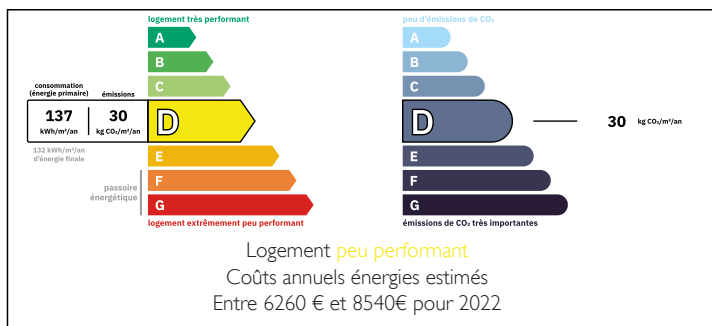


Set in over 3 hectares of wooded parkland, with outbuildings including a guest house in need of renovation and a barn with great potential. The property is in a great location - just a few kilometres from the A85 motorway and 64km from the city of Tours, with TGV and airport.



Ideal as a family home, second home or tourist project in the heart of the Vallée des Châteaux.

### 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

Nestled in the heart of the Loire Valley, this exceptional character property in Saint-Aignan-sur-Cher effortlessly combines traditional French charm with modern luxury. Originally two separate houses, the estate has been masterfully merged into a single expansive residence, boasting five spacious bedrooms and three bathrooms—perfect for extended family living or entertaining guests in comfort.

Step into the inviting living room, where exposed stone walls, original timber beams, and a grand open fireplace create an ambiance of warmth and authenticity. The family kitchen is well-appointed for daily living, while a separate summer kitchen makes entertaining a breeze. The bright and airy conservatory offers panoramic views across the landscaped gardens, providing a peaceful haven to relax in all seasons.

A true highlight of the home is the indoor swimming pool with jacuzzi jets, bringing spa-like comfort and relaxation to your doorstep.

Set within 8+ acres of private parkland, the estate features a collection of charming stone outbuildings, including a partially renovated guest house—ideal for short-term rentals or visiting family. Additional buildings, such as a traditional barn, offer exciting potential for conversion into further accommodation or creative spaces. A portion of the main residence is currently undergoing tasteful renovation and will be completed prior to sale, ensuring a seamless move-in experience.

Enjoy the ultimate in peace and privacy, with mature trees, multiple terraces, and sun-drenched or shaded spots to unwind throughout the day.

Located just minutes from the world-renowned ZooParc de Beauval and surrounded by prestigious châteaux and vineyards, this property is a...

## LOCAL TAXES

**Taxe foncière:** 2800 EUR

**Taxe habitation:** EUR

## NOTES