

Beautiful Tuffeau Stone Townhouse, with nearby garden in the Heart of St. Aignan-sur-Cher, Loire Valley.

EXCLUSIVE



## INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	3
Bath:	1
Floor:	61 m2
Plot Size:	111 m2

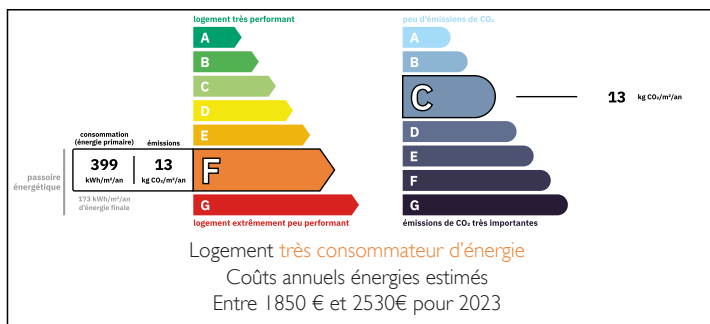
## IN BRIEF

Nestled in the vibrant centre of the picturesque and historic town of St. Aignan-sur-Cher, this beautiful tuffeau stone town house offers an irresistible blend of charm, comfort, and convenience.

Ideally located just minutes from the world-renowned Zoo de Beauval and the majestic châteaux of the Loire Valley, this property is perfect as a holiday home, permanent residence, or investment property for long term rentals.

With the A85 motorway just 5km away, and Tours Airport and TGV station only 62km from your doorstep, access is effortless year-round.

## ENERGY - DPE



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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: 611 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The ground floor features a welcoming open-plan living room and kitchen, a shower room, and toilet. A characterful original wooden staircase leads to the first floor, where you'll find a spacious main bedroom and a cosy second bedroom—perfect for guests or children. The top floor boasts a large mezzanine, currently arranged as an additional bedroom, providing flexible living or sleeping space.

A rare gem for a town house, this property includes a pretty walled garden just a few metres away—ideal for outdoor dining, relaxing, or entertaining. Public parking is conveniently nearby, and there's also the option to rent a garage from someone.

Whether you're seeking a tranquil retreat, a base to explore the region, or a lucrative rental investment, this enchanting home in one of France's most visited regions is not to be missed.

Please note - there is no parking space for the property. It's a tiny cobbled lane.

Ground floor:

Living room/kitchen 3.5x5.9m - 19.5m<sup>2</sup>

Shower room with toilet

First floor:

Bedroom 3.6x4.2 - 19.3m<sup>2</sup>

Bedroom 5.8m<sup>2</sup> (ideal to convert into a shower room as directly above existing shower room)

Second floor:

Mezzanine bedroom 7.4x3.1 | 2m - 17.4m<sup>2</sup>

Exterior:

Walled garden with large shed a few metres away