

230m second home or charming townhouse near Chambord, 5 bedrooms 17. 360 videos



## INFORMATION

Town:	Beaugency
Department:	Loiret
Bed:	5
Bath:	2
Floor:	230 m2
Plot Size:	3806 m2

## IN BRIEF

LEGGETT Centre Val de Loire presents:

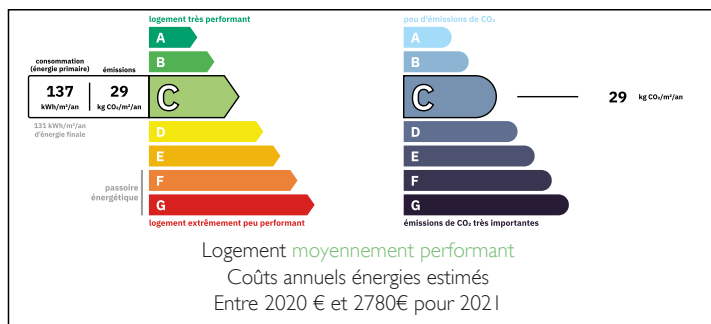
A very attractive house in the centre of Beaugency, in a quiet location, ideal as a second home or main residence. Just move in and settle down, with a lovely garden without neighbours overlooking, 5 bedrooms including 1 opening onto the terrace, and a large, bright living room.

BEAUGENCY pedestrian street 15 minutes away with all amenities, close to the A10 motorway.

Ask for our videos and 360° tours for a successful visit to LEGGETT Immobilier.



## 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: 1740 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Very attractive house, ideal as a second home, with 8 rooms in Beaugency, 230m<sup>2</sup> of living space. Very large and attractive old house, full of charm and light, with 5 bedrooms on 4000m<sup>2</sup> of wooded land, enclosed by walls and hedges. Not overlooked. This house is in good condition and comprises on the ground floor a 49m<sup>2</sup> living room with a stone open fireplace opening onto a west-facing tiled terrace, a fitted and equipped kitchen and a large utility room, a 16m<sup>2</sup> bedroom with a view of the park and access to the terrace, a second bedroom/currently used as a study, a bathroom and a separate toilet.

On the first floor, there are three bedrooms (possibility of four), a bathroom with bath and shower, and a separate toilet.

The large 3,806 m<sup>2</sup> garden is not overlooked, is protected by a thick hedge and features a secure pond with beautiful trees in the grounds, a low-ceilinged cellar (more like a crawl space) and a workshop under the terrace. Viessmann gas boiler, double-glazed window frames, automatic gate, shutters on all windows, alarm system.

Entrance hall (5.7 m<sup>2</sup>) Kitchen with dishwasher (16.8 m<sup>2</sup>) Pantry (13.7 m<sup>2</sup>) Living room with open fireplace (51.2 m<sup>2</sup>) Hallway (3.4 m<sup>2</sup>) Bedroom 1 (16.6 m<sup>2</sup>) Bathroom (4.0 m<sup>2</sup>) WC with washbasin (1.3 m<sup>2</sup>) Bedroom 2 (14.8 m<sup>2</sup>) Landing (24.3 m<sup>2</sup>) Bedroom 3 (17.2 m<sup>2</sup>) Bedroom 4 with cupboards (13.5 m<sup>2</sup>) Bedroom 5 (15.5 m<sup>2</sup>) Room without windows (19.7 m<sup>2</sup>) Bathroom with shower area (10.9 m<sup>2</sup>) WC (1.6 m<sup>2</sup>) Alarm

Bruno Debain, agent, Centre-Val de Loire

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Information about risks to which...