

Attractive 160m house with 5 bedrooms south of Blois & 1 gîte of approximately 20m 360 videos Leggett Immo



INFORMATION

Town:	Cour-Cheverny
Department:	Loir-et-Cher
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	938 m2

IN BRIEF

Leggett Immobilier Centre Val de Loire presents 2 hours from Paris in the Sologne wine region, 20 minutes from the Château de Chambord and Beauval Zoo

House built in 1995 with 5 bedrooms and a 20 m² guest cottage

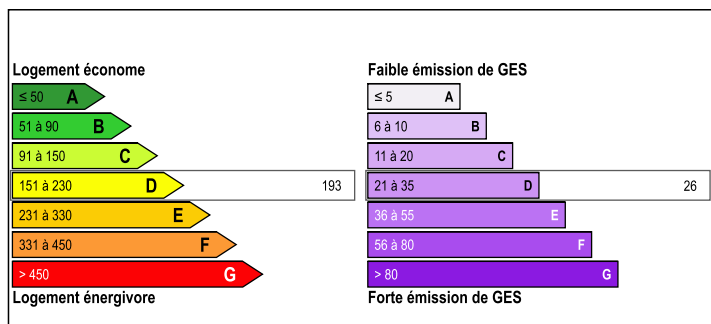
Small shops 2 kilometres away

A10 motorway 20 minutes away via Blois

Request our photos and 360° videos Bruno Debain, Leggett agent, Centre-Val de Loire



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: 1347 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Very pretty house in Sologne, 160m² & built in 1995

The house comprises:

A large, spacious & bright cathedral-style living room with access to the west-facing terrace and garden, an open fireplace, a fitted & equipped kitchen opening onto the main entrance & the second east-facing terrace.

Three large bedrooms are located at either end, a bathroom and a separate toilet.

Upstairs via a wooden staircase from the living room
Two large bedrooms served by a mezzanine currently used as an office corner.

A gîte/studio with terrace, lounge and kitchen area, 10m² bedroom, shower room and WC, providing an income of around €11,000.

The garden, with two beautiful trees and flowers, covers an area of 938m² and is very pleasant with its rustic décor.

All local shops in the village two kilometres away.

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