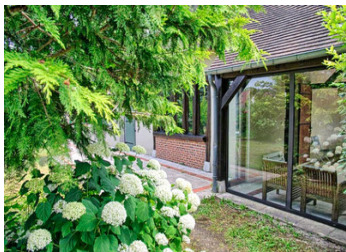


Property with a 10x5m swimming pool near Blois, Chambord and Cheverny Two large living rooms, 5 bedrooms 360



INFORMATION

Town:	Blois
Department:	Loir-et-Cher
Bed:	5
Bath:	2
Floor:	330 m2
Plot Size:	2526 m2



IN BRIEF

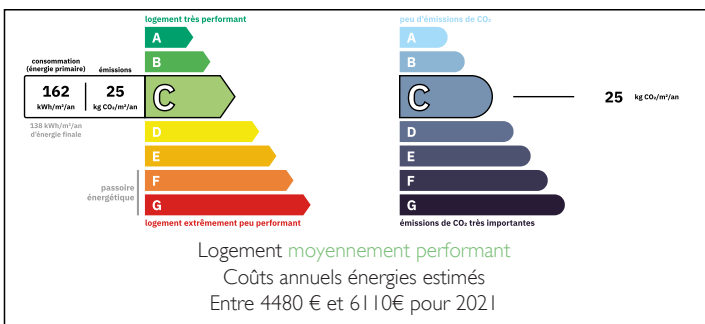
A delightful character property in the wine-growing region of Sologne, featuring a magnificent 10x5 metre swimming pool

Situated in a charming little village in the Loir-et-Cher, 15 km south of Blois and just a short distance from the town of Blois and all its amenities, this family home offers spacious rooms and a peaceful setting. It is an ideal spot for nature lovers, combining space, tranquillity and proximity to amenities, and is situated in the heart of the Loire Valley, with Cheverny 5 km away, Chambord 20 km away, Beauval Zoo 30 km away and Tours Airport 70 km away

Ground floor: Entrance hall, fitted and equipped kitchen, large 58 m² living room with fireplace, bathroom with shower, two bedrooms, separate toilet, utility room, former garage converted into storage space/bicycle room.

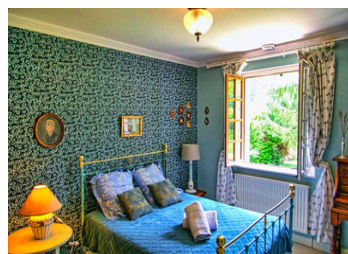
Upstairs: Three bedrooms (15, 21 and...

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

Ground floor: Entrance hall, fitted and equipped kitchen, large living room (58 m²) with a fireplace, bathroom with shower, two bedrooms, separate toilet, utility room, former garage converted into a storage area/bicycle room.

First floor: Three bedrooms (15, 21 and 26 m²), shower room, separate toilet, large 66 m² billiard room. This space could be converted into further bedrooms

Outside: Lovely tree-lined garden with no overlooking neighbours; the south-facing swimming pool is heated.

Tiled terrace and shaded pergola, offering views of the garden and swimming pool, electric gate, potential for a bicycle garage and could be converted into a bedroom

Plans available and very profitable potential rental income.

GROUND FLOOR

KITCHEN (14.50 m²), tiled floor, fitted with wooden units, cooker and separate fridge, Sologne-style décor

LIVING ROOM (58.90 m²), with a fireplace and doors opening onto the terrace overlooking the swimming pool. Wooden staircase leading to the first floor. South/East

ENTRANCE HALL / CORRIDOR (20.28 m²)

BATHROOM / WC (10.14 m²), fully tiled, fitted with a washbasin and a bath.

BLUE BEDROOM I (12.55 m²), carpeted floor, window overlooking the rear of the house, north/east

LOCAL TAXES

Taxe foncière: 2084 EUR

Taxe habitation: EUR

NOTES