

Quaint 3-Bedroom Character Home in a Peaceful Loire Valley Hamlet, Near St Georges-sur-Cher 41



INFORMATION

Town:	Saint-Georges-sur-Cher
Department:	Loir-et-Cher
Bed:	3
Bath:	1
Floor:	79 m2
Plot Size:	159 m2



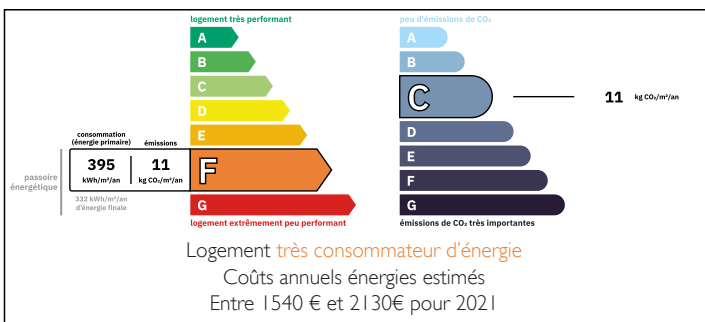
IN BRIEF

Charming and quirky three-bedroom character home situated in a peaceful hamlet just moments from the vibrant village of St Georges-sur-Cher, in the heart of the Loire Valley.

The property enjoys a convenient location within walking distance of everyday amenities. A health centre and pharmacy are just 750 metres away, while the village centre, less than 2km from the house, offers a grocery store, bakery, bar, restaurant, bank, post office and a range of other local services.

Combining the tranquillity of country living with easy access to amenities, the property is ideally placed for exploring the Loire Valley's famous châteaux, vineyards and picturesque countryside. The city of Tours, with its international airport and TGV high-speed rail connections to Paris and beyond, is just 40km (approximately 45 minutes) away.

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: 393 EUR

NOTES

DESCRIPTION

Set along a quiet lane, this charming character property offers an easy-to-maintain lifestyle with a small enclosed garden and a covered terrace, perfect for enjoying outdoor dining and relaxing in the shade.

A short distance from the house, the property also benefits from a traditional stone barn divided into two rooms, one of which could be used as a garage if required. For keen gardeners, an additional parcel of land is located just a 3 to 4-minute walk away, providing an excellent space for a vegetable garden or small allotment.

The accommodation is full of character and charm. On the ground floor, a cosy living room features an attractive fireplace with a wood-burning stove, creating a warm and welcoming atmosphere. Just off the living room is a ground-floor bedroom, ideal for guests or single-level living. The house also offers a compact yet well-equipped kitchen, a secondary entrance, a shower room and a separate WC.

Upstairs, two further bedrooms provide comfortable accommodation for family and friends.

Outside, the covered terrace overlooks the pretty garden and offers a pleasant shaded spot to enjoy the peaceful surroundings throughout the warmer months.

Beneath the house, a traditional vaulted wine cellar provides excellent storage and is the perfect place to keep a selection of local Loire Valley wines.

PLEASE NOTE: this lovely property benefits from the very thick stone walls of the 1800s/early 1900s. It is single glazed and heating comes mainly from the wood burner. There is an electric radiator in one of the...