



SUPERB FARMHOUSE OF 218M<sup>2</sup> & A GÎTE  
IN SOLOGNE NEAR BEAUVAL ZOO  
EXCEPTIONAL 360° VIEW & PEACEFUL  
LOCATION



www.leggettprestige.com

SUPERB FARMHOUSE OF  
218M<sup>2</sup> & A GÎTE  
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BEAUVAIL ZOO  
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& PEACEFUL...



PROPERTY FACT FILE	
REFERENCE	I20001BDE41
PRICE	€ 759,000 £ 631,526* <small>*agency fees included: 3 % TTC to be paid by the buyer (735 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	2
ACCOMMODATION	357 m <sup>2</sup>
LAND	32039 m <sup>2</sup>
TOWN	Mur-de-Sologne
DEPARTMENT	Loir_et_Cher
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	





- Near Romorantin and Beauval Zoo calm
- Two separate gîtes & horses
- Nearly 357m<sup>2</sup> on more than three hectares of land n
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Ref : I2000IBDE4I

Magnificent property in a peaceful setting close to Beauval zoo  
In a charming Sologne village with small shops  
Area of almost 350 m<sup>2</sup> in two buildings & outbuildings.  
LEGGETT prestige centre val de Loire offers these 360° features  
A well for watering this estate with its magnificent Japanese garden

## DESCRIPTIF

The 218 m<sup>2</sup> main house comprises on the ground floor: a 23.00 m<sup>2</sup> dining room with an old-fashioned kitchen area, a 13.00 m<sup>2</sup> fitted and equipped kitchen, a 5.00 m<sup>2</sup> storeroom, a 1.50 m<sup>2</sup> toilet, a 80.50 m<sup>2</sup> lounge with a superb fireplace, a 20.00 m<sup>2</sup> conservatory and an 11.00 m<sup>2</sup> shower room with toilet.

The first floor comprises: bedroom 1 (12 m<sup>2</sup>), bedroom 2 (9.50 m<sup>2</sup>), bedroom 3 (11.00 m<sup>2</sup>), bedroom 4 (16.50 m<sup>2</sup>), bathroom with WC (3.50 m<sup>2</sup>) and a corridor (11.00 m<sup>2</sup>).

The property also includes a guest house (108.00 m<sup>2</sup>) with a wood-burning stove. It comprises on the ground floor: a main room, a study and a shower room with toilet. On the 1st floor: a large 23.00 m<sup>2</sup> room.

MY OPINION: just impressive and majestic, ... superbly well maintained down to the smallest detail, ... this property includes a particularly surprising one hectare (1 HA) lake with crystal clear water, fed by two springs. Gas tank heating (+ hot water). PVC and wrought iron double glazing. Small flat tile roof. Property tax 3,000 euros. Mains drainage. The property includes 3 garages, 1 workshop, an air-conditioned cellar, 3 carports, an aviary and an electric gate with intercom. This property is located in zone N (the natural zone of the PLU, better known by the abbreviation "zone N", corresponds to natural and forested areas. When a site is classified as an N zone, it means that the local authority recognises its environmental interest and wishes to preserve its natural character). The property also



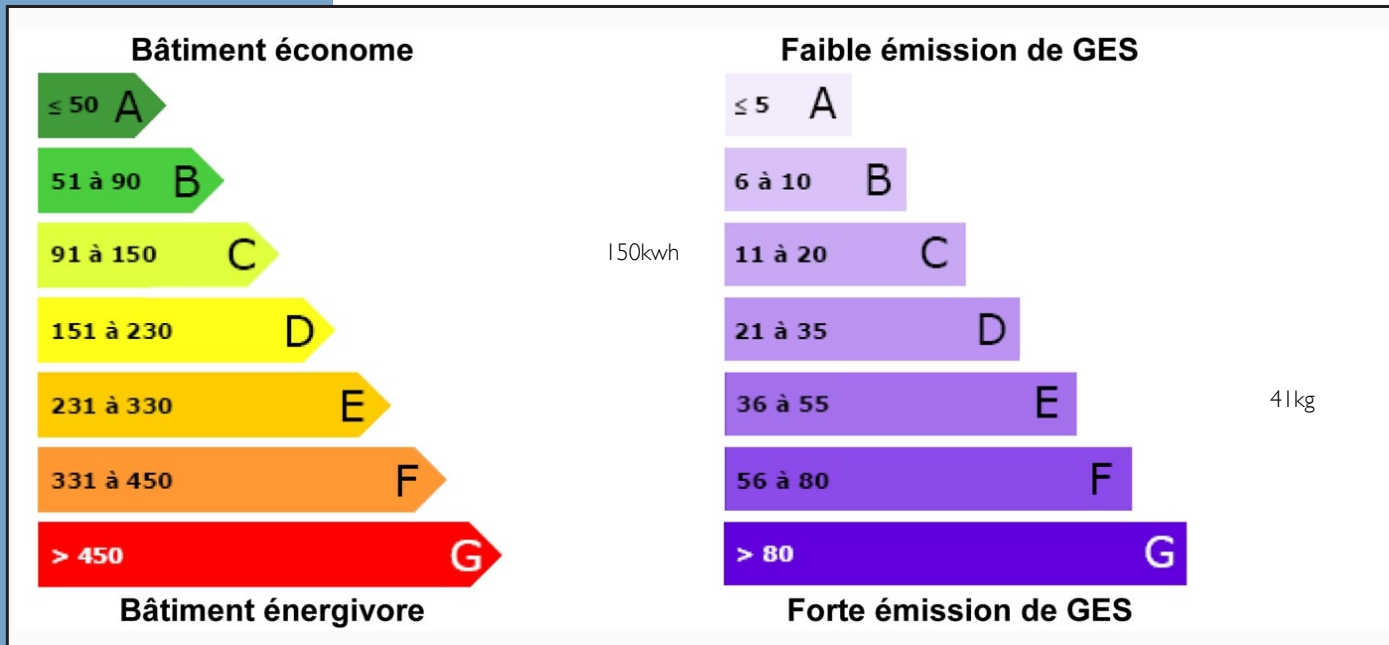
More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/I2000IBDE4I>  
COMPLETE FILE AND PHOTO ON REQUEST

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## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : I20001BDE4I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)