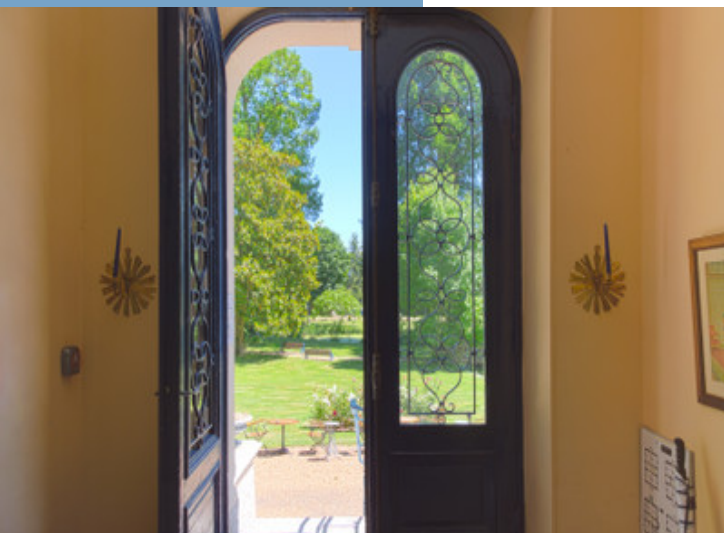




GUEST HOUSE DATING FROM 1818  
NEARLY 1 HECTARE OF PARKLAND  
CARETAKER'S COTTAGE  
GÎTE  
BUILDING PLOT

www.leggettprestige.com

GUEST HOUSE DATING  
FROM 1818  
NEARLY 1 HECTARE OF  
PARKLAND  
CARETAKER'S COTTAGE  
GÎTE  
BUILDING PLOT...



PROPERTY FACT FILE	
REFERENCE	A26510BDE41
PRICE	€ 1,465,000 £ 1,218,953* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 400 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	5
ACCOMMODATION	375 m <sup>2</sup>
LAND	8995 m <sup>2</sup>
TOWN	Blois
DEPARTMENT	Loir_et_Cher
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	
FEATURES	
<small>*Price based on current exchange rate which is subject to change</small>	



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CARETAKER'S COTTAGE  
GÎTE  
REF: A265 0BDE41  
BUILDING 0BDE41

In Sologne/Val de Loire, superb early 19th century residence in a town 20 minutes from Blois Sud, 300 m from all amenities. Set in park and flower-filled, wooded garden of one hectare, this is a romantic place to relax. The 375 m<sup>2</sup> manor house has 5 bedrooms with en suite bathrooms/WC, a 36 m<sup>2</sup> fully-equipped single-storey

## DESCRIPTIF

This beautiful mansion house with its ashlar and brick facade dates from the early 19th century. Nestling in 0.95 ha of enclosed parklands with century-old trees and a pond, it is situated in the heart of a village of 3,500 inhabitants with all amenities, 25 km south of Blois and 2.5 hours from Paris on the A10 motorway.

A 2,000 m<sup>2</sup> plot is available for building. The property comprises three buildings:

1. The main house
2. the caretaker's cottage and
3. the pavilion.

1. The main house comprises

- approx. 340 m<sup>2</sup> of living space on three levels,
- a dry cellar covering the entire surface area of the building and
- an attic.

The ground floor is accessed via an external stone stairway with eleven steps, or via a wheelchair-accessible ramp at the side, out of sight.

The stone floor in the entrance hall leads to the lift and staircase serving the two upper floors.

On one side of the ground floor: two adjoining lounges with oak parquet flooring, one of which has a monumental fireplace, walnut panelling and a painted half-timbered ceiling reminiscent of certain Loire châteaux.

On the other side of the entrance hall, a dining room with a Murano chandelier and woollen fitted carpet adjoins a large kitchen (to be fitted out) with its larder. Also on the ground floor: a toilet.

On the 1st floor are four large rooms for conversion, with 3.50 m high ceilings. Three of these rooms have beautiful waxed oak parquet flooring, and the 4th has fitted woollen carpets. With a total floor area of

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26510BDE41>

COMPLETE FILE AND PHOTO ON REQUEST



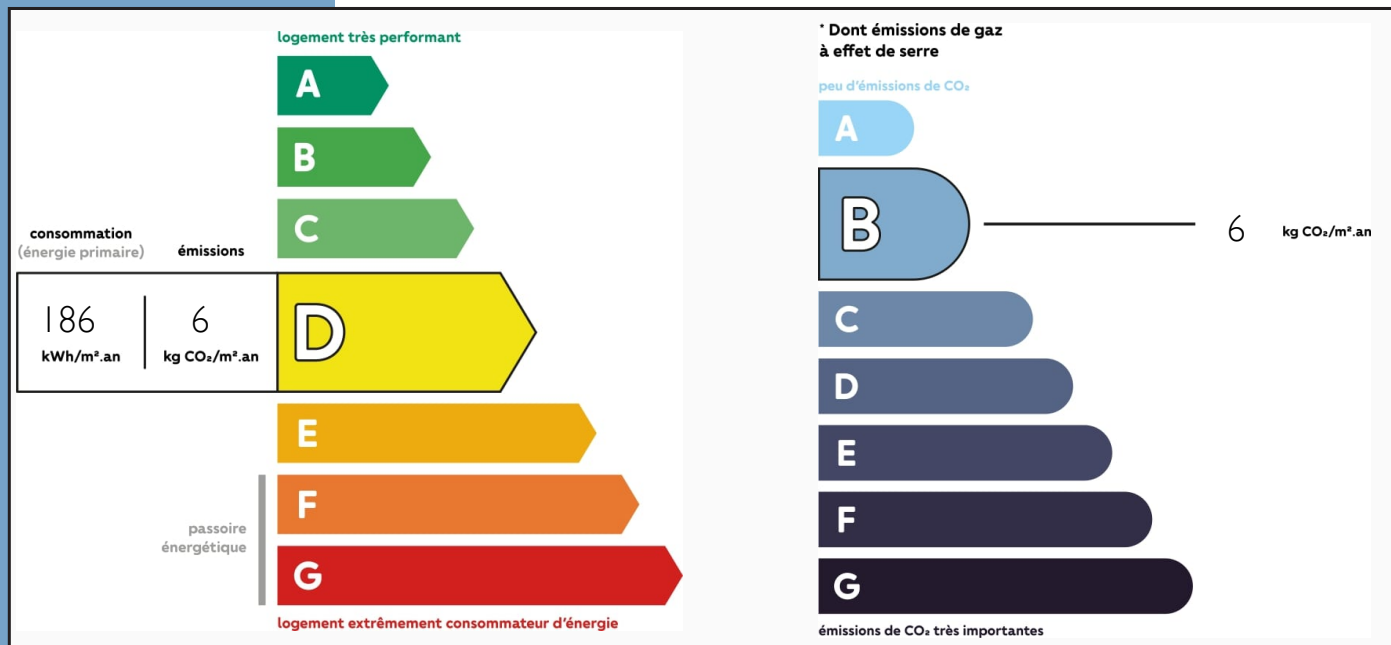
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

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

## ENERGIE-DPE



## NOTICE

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

1: 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A26510BDE41  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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