



IN THE HEART OF THE TOWN FORMER 12TH  
CENTURY MILL CLOSE TO CHAMBORD  
WITH ALL SHOPS WITHIN WALKING DISTANCE  
360

IN THE HEART OF THE  
TOWN FORMER 12TH  
CENTURY MILL CLOSE TO  
CHAMBORD  
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WALKING DI...



## PROPERTY FACT FILE

REFERENCE	A30423BDE4I
PRICE	€ 745,000 £ 619,266* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	500 m <sup>2</sup>
LAND	4699 m <sup>2</sup>
TOWN	Orléans
DEPARTMENT	Loiret
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	To be renovated, Good condition
FEATURES	Mains Drains, Other Drainage, River Frontage

\*Price based on current exchange rate which is subject to change



- This property is spread over 3 floors (4 levels)
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CENTURY MILL CLOSE TO  
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Magnificent old mill dating from the 12th century for the oldest part on the banks of the Trône, a river that runs through the heart of the town of MER near the Châteaux of Chambord. LEGGETT immobilier centre val de Loire invites you to discover our 360° & numerous photos

## DESCRIPTIF

This house / villa (property) of 500 m<sup>2</sup> (about 3010 ft<sup>2</sup>), built in the 13th century, on 3 levels, with a land size of 4.825 m<sup>2</sup> (about 0,12 acres) has 4 rooms including 3 bedrooms, 1 bathroom and 2 toilets. This property comprises on the ground floor (297.00 m<sup>2</sup>): a dining room (50.20 m<sup>2</sup>), a lounge (with fireplace) (38.10 m<sup>2</sup>), a kitchen (20.00 m<sup>2</sup>), a conservatory (8.60 m<sup>2</sup>), a storage room (14.57 m<sup>2</sup>), a corridor (11.70 m<sup>2</sup>), a large bedroom 1 (24.26 m<sup>2</sup>) with a shower room (6.00 m<sup>2</sup>), a large bedroom 2 (20.25 m<sup>2</sup>), a bathroom (12.80 m<sup>2</sup>) and a large flat (84.20 m<sup>2</sup>) comprising: an entrance hall (9.40 m<sup>2</sup>), a shower room (4.70 m<sup>2</sup>) and a WC (1.60 m<sup>2</sup>), a fitted and equipped kitchen (16.80 m<sup>2</sup>), a dining room (20.50 m<sup>2</sup>) and two bedrooms 3 and 4 (11.20 and 20.00 m<sup>2</sup>).

The 1st floor (115.00 m<sup>2</sup>) comprises: a landing (9.00 m<sup>2</sup>), bedroom 5 (13.00 m<sup>2</sup>), a shower room (4.60 m<sup>2</sup>), a dressing room (6.00 m<sup>2</sup>), a bathroom with WC (7.00 m<sup>2</sup>), a corridor (7.83 m<sup>2</sup>), bedroom 6 (15.00 m<sup>2</sup>) and bedroom 7 (20.50 m<sup>2</sup>) and, via a separate entrance, a landing (1.20 m<sup>2</sup>), bedroom 8 (24.30 m<sup>2</sup>) and a shower room (12.70 m<sup>2</sup>).

The 2nd floor (76.20 m<sup>2</sup>) comprises: a landing (9.00 m<sup>2</sup>), bedroom 9 (21.20 m<sup>2</sup>) and a large room with cathedral ceiling (46.00 m<sup>2</sup>).  
MY OPINION: This is an imposing building dating from 1210, with the charm of the old and the stone. Heating by heat pump (for water and heating), combined with oil-fired heating. PVC double-glazed windows and wooden double-glazed windows



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30423BDE4I>

COMPLETE FILE AND PHOTO ON REQUEST

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

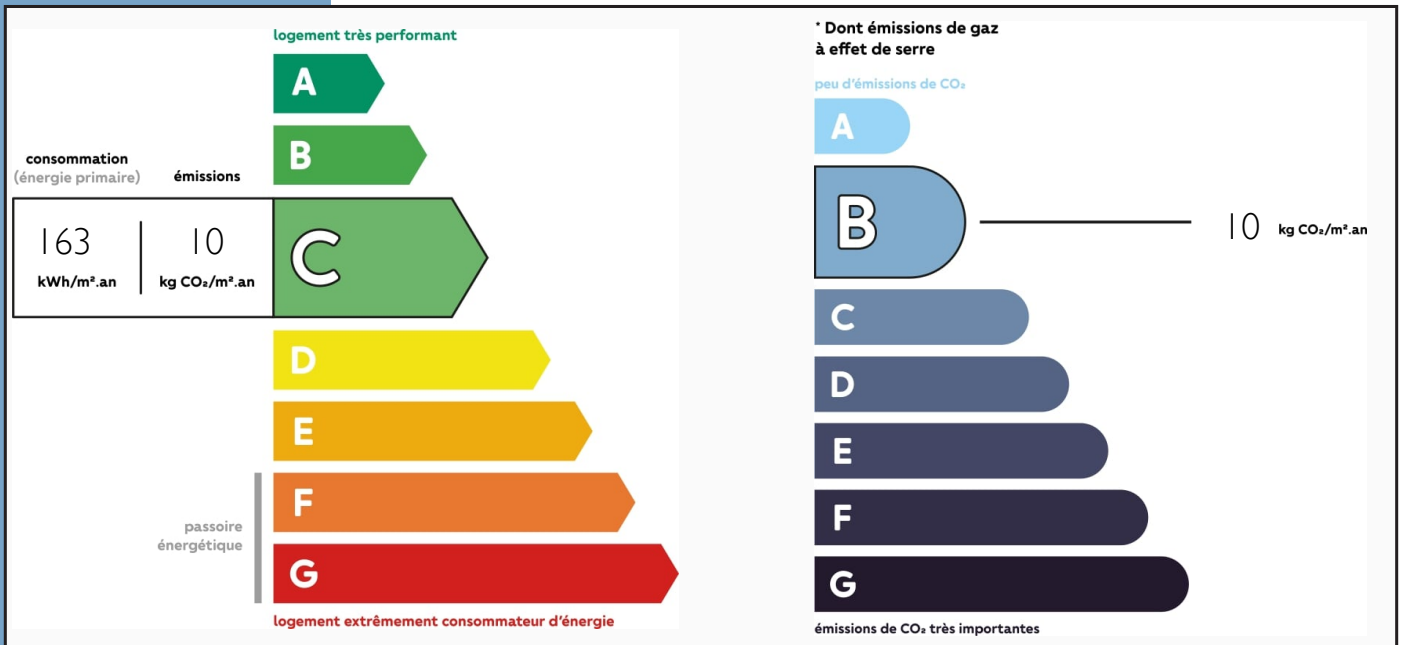
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

IN THE HEART OF THE TOWN  
FORMER 12TH CENTURY MILL  
CLOSE TO CHAMBORD  
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WALKING DI...

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

Ref : A30423BDE41

## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A30423BDE41  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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