# SUPERB FARMHOUSE OF 357 M² & A GÎTE IN SOLOGNE NEAR BEAUVAL ZOO EXCEPTIONAL 360° VIEW & PEACEFUL LOCATION

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | 120001BDE41 |
| PRICE | € 765,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 6 |
| BATHROOM | 2 |
| ACCOMMODATION | 357 m² |
| LAND | 32039 m² |
| TOWN | Mur-de-Sologne |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | Good condition |
| FEATURES | Mains drainage, Private drainage, Lake |

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

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- A charming house set in the heart of a wooded park
- Outbuildings + aviary; suitable for keeping horses
- Nearly 357m² on more than three hectares of land
- An exceptional green setting and lake
- Charming house + wooded park + view of the pond

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Magnificent property in a peaceful setting close to Beauval zoo
In a charming Sologne village with small shops
Area of almost 357 m² 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

# DESCRIPTION

Luxury Property Description (EN)
Set in the heart of the Sologne region, within a charming village offering local amenities and close to the world-renowned Beauval Zoo and the prestigious Loire Valley châteaux, this outstanding estate presents approximately 350 m² of living space across two beautifully renovated buildings.
The main residence, a fully restored 1850 longère crafted with noble materials such as oak, stone and wrought iron, offers around 218 m².
On the ground floor, an elegant and spacious living environment unfolds with a magnificent reception room of over 100 m² featuring a grand fireplace and refined Italian marble flooring, a traditional-style dining kitchen, a fully equipped kitchen with utility areas, as well as a bright veranda opening onto a covered terrace with panoramic views over the park and the lake.
Upstairs, four comfortable bedrooms are complemented by bathrooms and well-designed circulation spaces, providing a perfect balance of charm and functionality.
A separate guest house of approximately 127 m² enhances the property, offering a large reception room with wood-burning stove, additional rooms and independent accommodation potential—ideal for hosting guests or developing a luxury hospitality or gîte business.
The estate also benefits from extensive outbuildings including garages, workshop, wine cellar, carports and additional structures, all impeccably maintained.
Set within beautifully landscaped grounds, this rare property features a...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/120001BDE41
COMPLETE FILE AND PHOTO ON REQUEST

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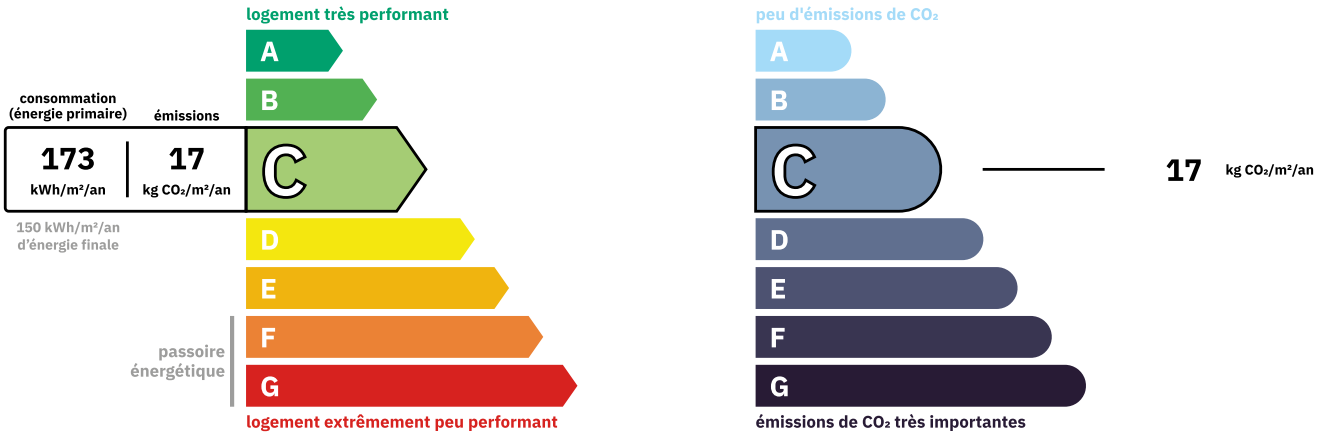
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 4400 € and 6010€ for 2021

# NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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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# CONTACT

**Réf :120001BDE41**
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