



SUPERB FARMHOUSE OF 218M² & A GÎTE
IN SOLOGNE NEAR BEAUVAL ZOO
EXCEPTIONAL 360° VIEW & PEACEFUL
LOCATION

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PROPERTY FACT FILE	
REFERENCE	I20001BDE4I
PRICE	€ 759,000 £ 0* <small>*agency fees included: 3 % TTC to be paid by the buyer (735 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	2
ACCOMMODATION	357 m²
LAND	32039 m²
TOWN	Orléans
DEPARTMENT	
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 357m² on more than three hectares of land n
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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 350 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

DESCRIPTIF

The 218 m² main house comprises on the ground floor: a 23.00 m² dining room with an old-fashioned kitchen area, a 13.00 m² fitted and equipped kitchen, a 5.00 m² storeroom, a 1.50 m² toilet, a 80.50 m² lounge with a superb fireplace, a 20.00 m² conservatory and an 11.00 m² shower room with toilet.

The first floor comprises: bedroom 1 (12 m²), bedroom 2 (9.50 m²), bedroom 3 (11.00 m²), bedroom 4 (16.50 m²), bathroom with WC (3.50 m²) and a corridor (11.00 m²).

The property also includes a guest house (108.00 m²) 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 m² 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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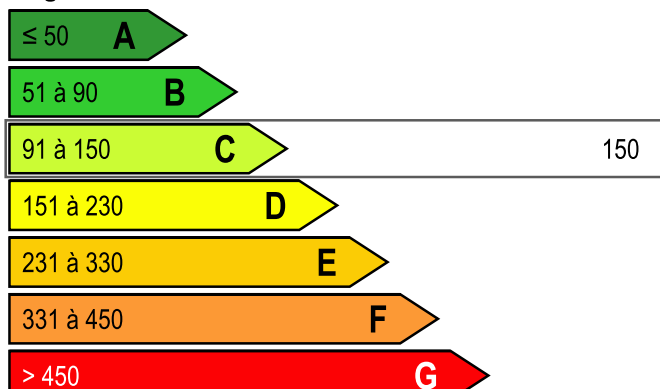
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ENERGIE-DPE

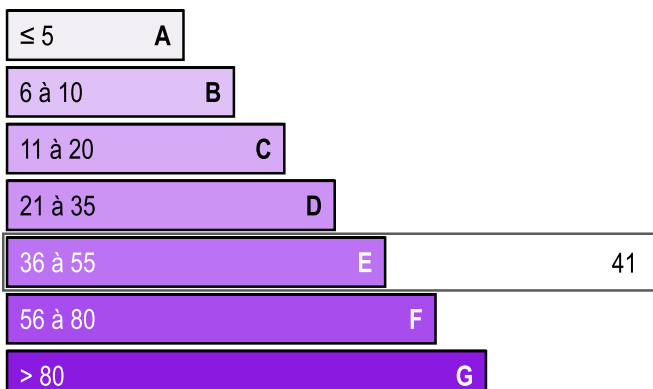
Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NOTICE

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

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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

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AND PHOTOS
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