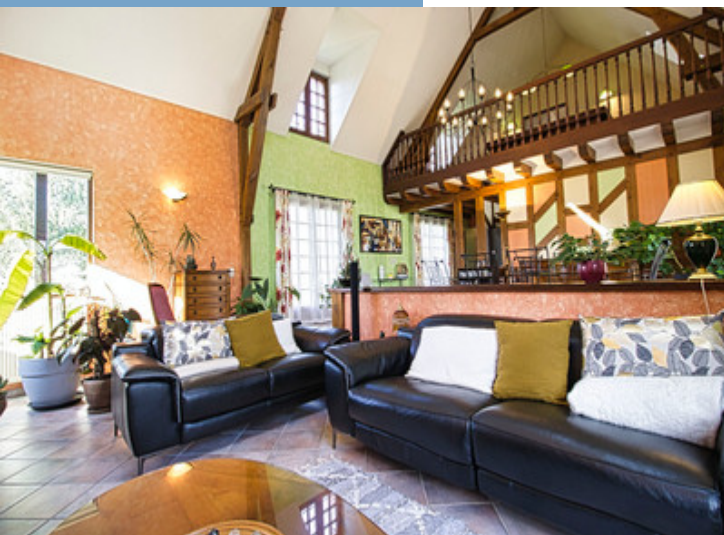




CHARMING ARCHITECT-DESIGNED PROPERTY
OF 201 M² IN A QUIET LOCATION
OUESTORLÉANS
PRETTY GARDEN ASK FOR OUR 360°

CHARMING
ARCHITECT-DESIGNED
PROPERTY OF 201M² IN A
QUIET LOCATION
OUESTORLÉANS
PRETTY GARDEN ASK ...



PROPERTY FACT FILE	
REFERENCE	A35432BDE45
PRICE	€ 513,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	201 m ²
LAND	4171 m ²
TOWN	Orléans
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Mains Drains, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	





CHARMING
ARCHITECT-DESIGNED
PROPERTY OF 201M² IN A
QUIET LOCATION
OUESTORLÉANS
PRETTY GARDEN ASK ...
Ref : A35432BDE45

LEGGETT centre val de Loire offers you
Very pretty property of 201m² & lovely wooded grounds of 4171m².

Built in 1997 in a pretty, quiet, wooded setting ouest of Orléans, this architect-designed house is very light and spacious.

DESCRIPTION

Ground floor:

A beautiful entrance hall leads to a 50 m² cathedral living room bathed in light*, with a large open fireplace and its Polyflamme system.
A fitted kitchen with a practical and spacious adjoining pantry.
A bedroom with parquet flooring and fitted wardrobes.
A bathroom with shower and bath, and separate toilet.
A study or other room with parquet flooring completes this level.
A beautiful oak staircase leads to the first floor.

First floor:

A large landing leading to 3 bright, comfortable bedrooms.
A large mezzanine overlooking the lounge.
A shower room and separate toilet.

Outbuildings:

A large garage with 2 motorised sectional doors.
Insulated attic space above the garage for even more space.
A boiler room with an ideal standard oil-fired boiler with maintenance contract.
Another multi-purpose room leading to an underground cellar for your wines and preserves.
An attached awning with electric charging point wiring, which can house a vehicle or become an additional outdoor space.

Outside:

A large south-facing terrace with motorised awning.
Superb landscaped flowerbeds if you are a plant lover; 4,171 m² of fully enclosed grounds, suitable for swimming pool, with mature trees including fruit trees.

Borehole to supply your garden with water.

+++++

Central vacuuming

Fibre deployed

Alarm system

Mains drainage.

Other information

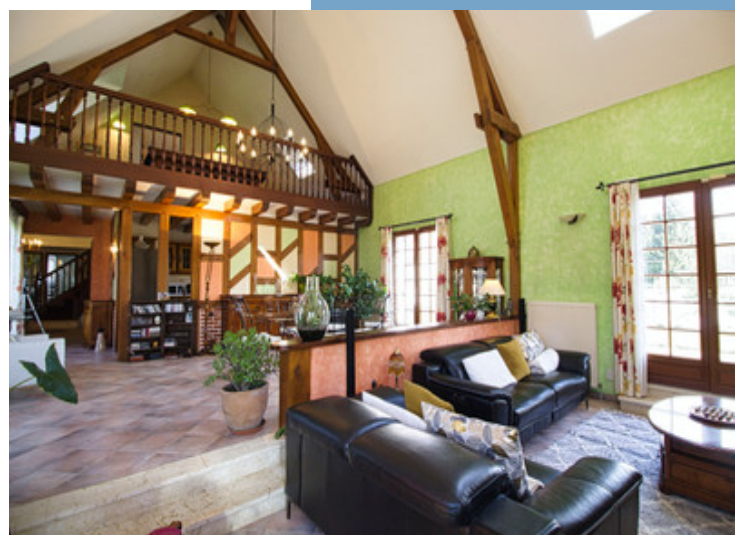
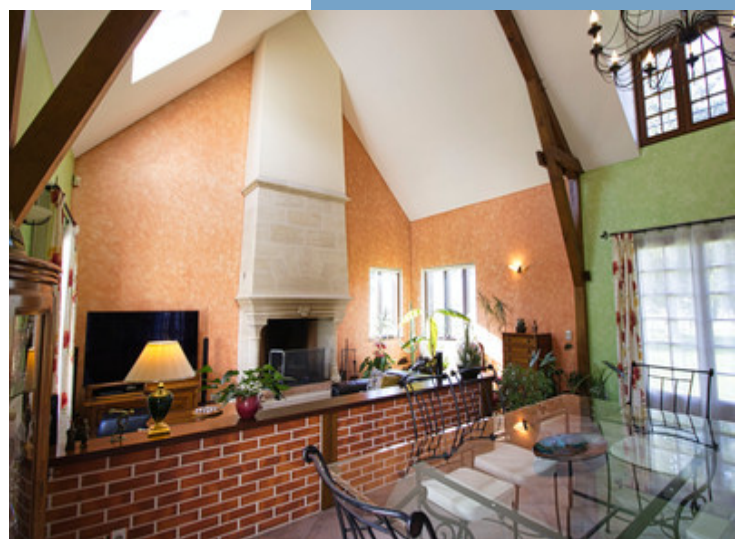
Property tax: 2,654 euros

Total annual consumption is estimated at between 2,500 and 3,500 euros per year.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35432BDE45>

COMPLETE FILE AND PHOTO ON REQUEST



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

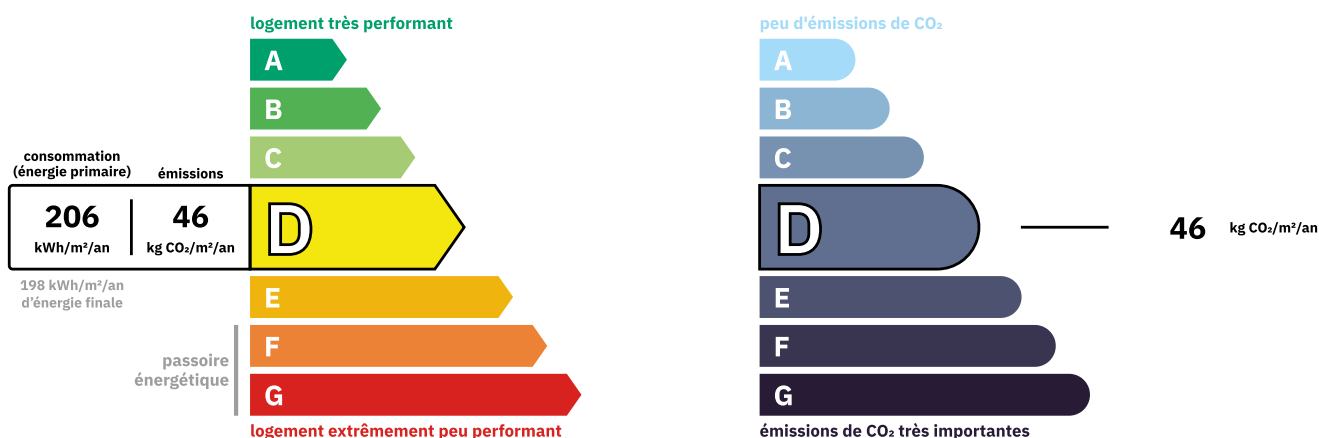
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CHARMING
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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/>



Property **Poorly efficient**
Estimated annual energy costs
between 2690 € and 3700€ for 2021

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 : A35432BDE45
FILE COMPLETE
AND PHOTOS
ON REQUEST

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