





CHARMING ARCHITECT-DESIGNED PROPERTY OF 20 I M² IN A QUIET LOCATION OUESTORLÉANS PRETTY GARDEN ASK FOR OUR 360°

www.leggettprestige.com

CHARMING
ARCHITECT-DESIGNED
PROPERTY OF 20 I M² 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 m²

LAND 4171 m²

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





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

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

DESCRIPTIF

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.

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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





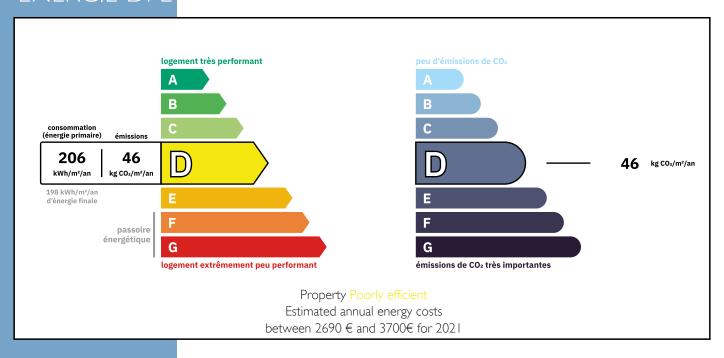


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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



NOTICE

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CONTACT

Réf :A35432BDE45 FILE COMPLETE AND PHOTOS ON REQUEST



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