



POTENTIAL INVESTOR & PROFESSIONAL  
PROPERTY DE MAÎTRE LOIRET 45  
3 BUILDINGS, 1 500 M<sup>2</sup> WINE STOREHOUSE & 2  
HOUSES



www.leggettprestige.com

POTENTIAL INVESTOR &  
PROFESSIONAL PROPERTY  
DE MAÎTRE LOIRET 45  
3 BUILDINGS, 1500 M<sup>2</sup>  
WINE STOREHOU...



PROPERTY FACT FILE	
REFERENCE	A35916BDE45
PRICE	€ 744,680 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	12
BATHROOM	6
ACCOMMODATION	483 m <sup>2</sup>
LAND	10830 m <sup>2</sup>
TOWN	Montargis
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Garage, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	







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PROFESSIONAL PROPERTY  
DE MAÎTRE LOIRET 45  
3 BUILDINGS, 1500 M<sup>2</sup>  
WINE STOREHOU...

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Property with 3 houses and 1500 m<sup>2</sup> of storage space  
Located in the Centre Val de Loire region, 1 h 30 from Paris (south)  
on the A77 motorway  
Quiet, unoverlooked, on 1.8 hectares of fenced land planted with  
trees and secured by two electric gates.

## DESCRIPTIF

LEGGETT immobilier prestige offers you this superb property with 3  
houses ready to move into  
In the centre of the Loire Valley/ Puisaye/Morvan area 45420 Briare,  
Gien, Saint Fargeau (89)  
1 h 30 from Paris south on the A77 motorway  
Historic site in Roman times Roman road on the site & on the horizon  
views over the magnificent Loire Valley  
Nestled on the heights of a hill and surrounded by vineyards, it is truly  
a haven of peace and quiet  
Exceptional tourist region at the gateway to the Morvan and Puisaye  
regions, with forests and lakes, the castle of Sr Fargeau and Guédelon,  
the famous village of Rogny les 7 écluses, the Briare canal, the Loire  
cycle route, the Pilgrim's Way to Santiago de Compostela, the Basilica  
of Vézelay  
Superb property comprising 1500m<sup>2</sup> of spacious warehouses with  
loading bay and 1000m<sup>2</sup> car park  
Ask for 360° photos for a successful visit.  
LEGGETT immobilier prestige offers you this superb property 3  
houses ready to move into

In the center of the Loire Valley/ Puisaye/Morvan area 45420 Briare,  
Gien, Saint Fargeau (89) Strong rental potential on this site, generated  
by an important economic role 5 kms away

1 h 30 from southern Paris via the A77 freeway

Historic site from Roman times Roman road on the site & on the  
horizon view of the magnificent Loire Valley

Nestled on the heights of a hill and surrounded by vineyards, it's truly  
a haven of peace and quiet

Exceptional tourist region at the gateway to the Morvan and Puisaye  
regions, with fore

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35916BDE45>

COMPLETE FILE AND PHOTO ON REQUEST



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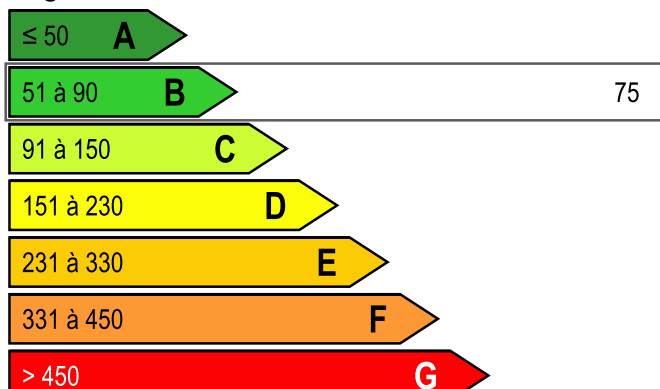
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MAÎTRE LOIRET 45  
3 BUILDINGS, 1500 M² WINE  
STOREHOU...

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## ENERGIE-DPE

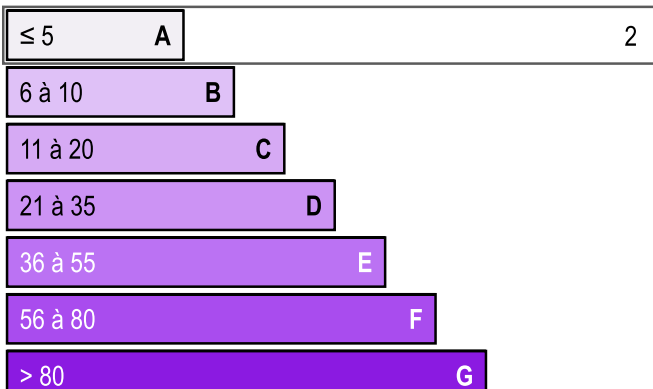
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

## NOTICE

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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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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 :A35916BDE45  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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