



POTENTIAL INVESTOR & PROFESSIONAL
PROPERTY DE MAÎTRE LOIRET 45
3 BUILDINGS, 1500 M² WINE STOREHOUSE & 2
HOUSES

POTENTIAL INVESTOR &
PROFESSIONAL PROPERTY
DE MAÎTRE LOIRET 45
3 BUILDINGS, 1500 M²
WINE STOREHOU...



PROPERTY FACT FILE

REFERENCE	A35916BDE45
PRICE	€ 744,680 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	6
ACCOMMODATION	483 m ²
LAND	10830 m ²
TOWN	Montargis
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Garage, Private parking, Barns - outbuildings

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



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

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Property with 3 houses and 1500 m² 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.

DESCRIPTION

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 1500m² of spacious warehouses with
loading bay and 1000m² 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://leggett prestige.com/luxury-property-for-sale/view/A35916BDE45>
COMPLETE FILE AND PHOTO ON REQUEST

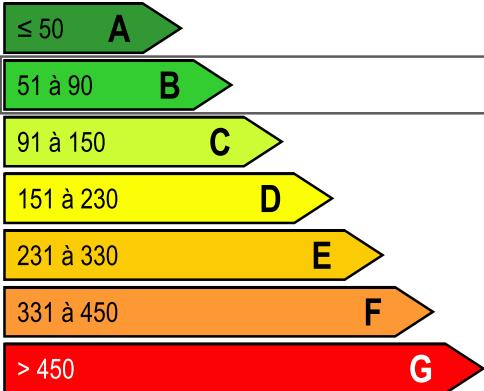
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ENERGIE-DPE

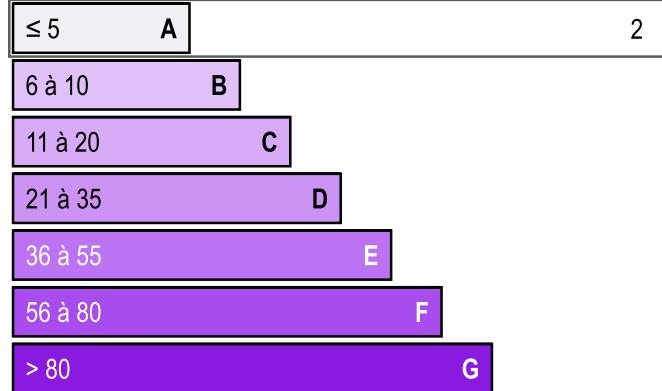
Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NOTICE

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

I: 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 :A35916BDE45

FILE COMPLETE
AND PHOTOS
ON REQUEST

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