



SOLOGNE WINEGROWER'S HOUSE NEAR  
MONTRICHARD  
1 ADJOINING GÎTE, 1 BARN IN A QUIET  
LOCATION, 9X4 SWIMMING POOL

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PROPERTY FACT FILE	
REFERENCE	A36701BDE41
PRICE	€ 545,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	350 m <sup>2</sup>
LAND	3275 m <sup>2</sup>
TOWN	Montrichard Val de Cher
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
<small>*Price based on current exchange rate which is subject to change</small>	







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350m<sup>2</sup> property, near Montrichard 41400

Former winegrower's farmhouse in Sologne, 25 minutes from Blois, comprising 13 rooms and 3200 m<sup>2</sup> of land in a peaceful setting not overlooked, 9x4 heated swimming pool facing south, 65 m<sup>2</sup> gîte, bowling green

## DESCRIPTIF

Property in Sologne, near Montrichard 41400, on land overlooking the Lac du Roger, 5 minutes' walk from the bottom of the property. Former winegrower's farm consisting of two buildings set in 3,250 m<sup>2</sup> of flat, landscaped, fully fenced land.

The first building comprises a dwelling of approx. 185 m<sup>2</sup> on two levels, a 50 m<sup>2</sup> garage with automatic sectorial door, a boiler room with sink and shower and a gîte currently measuring 65 m<sup>2</sup> on one level.

The second building comprises a two-storey barn of 50 m<sup>2</sup> each, a 30 m<sup>2</sup> stable and a large 80 m<sup>2</sup> awning.

The main house comprises :

- Ground floor:
- A canopy over the entrance door
- Dining room with recent pellet stove
- A lounge leading onto the terrace
- A TV room leading onto the terrace
- A fully-equipped Schmidt kitchen with central island
- A corridor with a toilet and a large cupboard
- A bedroom with bathroom, dressing room and fireplace
- A double utility room with sink and shower opening onto a courtyard accessible from the road via a gate
- A cellar of approx. 35 m<sup>2</sup> with two recent 200-litre water heaters

First floor:

- A landing with an open-plan study
- Four bedrooms
- Recent shower room
- A toilet
- Access to the gîte

The upstairs gîte with its own entrance comprises :

- Entrance hall
- A toilet
- A bathroom
- A main room with dining room, lounge and fitted kitchen
- Two bedrooms

The renovated barn (heating not installed) comprises :

Ground floor:

- A machine room
- A large room with parquet flooring and a large sliding al

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36701BDE41>

COMPLETE FILE AND PHOTO ON REQUEST



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

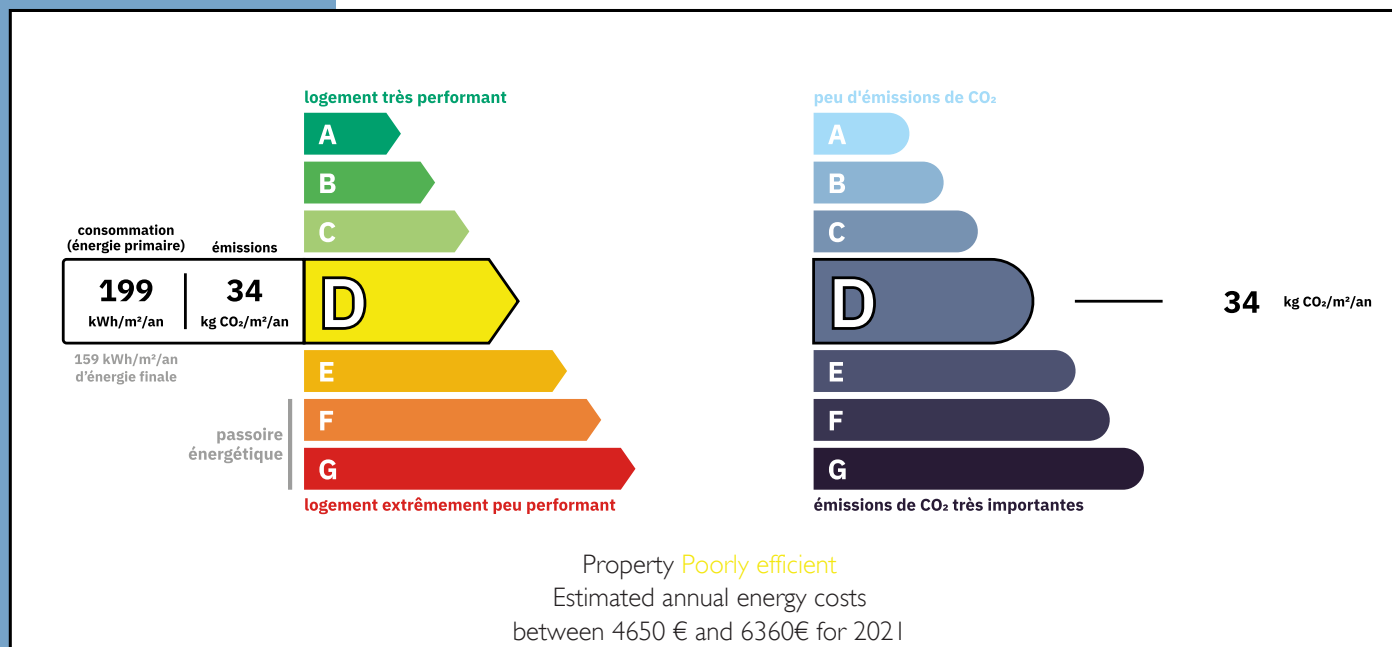
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A QUIET LOCATION, 9X4  
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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