



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	A36701BDE4I
PRICE	€ 545,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	4
ACCOMMODATION	350 m ²
LAND	3275 m ²
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
*Price based on current exchange rate which is subject to change	





SOLOGNE
WINEGROWER'S HOUSE
NEAR MONTRICHARD
1 ADJOINING GÎTE, 1
BARN IN A QUIET
LOCATION, 9X4 SWIM...
Ref : A36701BDE41

350m² property, near Montrichard 41400

Former winegrower's farmhouse in Sologne, 25 minutes from Blois, comprising 13 rooms and 3200 m² of land in a peaceful setting not overlooked, 9x4 heated swimming pool facing south, 65 m² 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 m² of flat, landscaped, fully fenced land.

The first building comprises a dwelling of approx. 185 m² on two levels, a 50 m² garage with automatic sectorial door, a boiler room with sink and shower and a gîte currently measuring 65 m² on one level.

The second building comprises a two-storey barn of 50 m² each, a 30 m² stable and a large 80 m² 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 m² 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

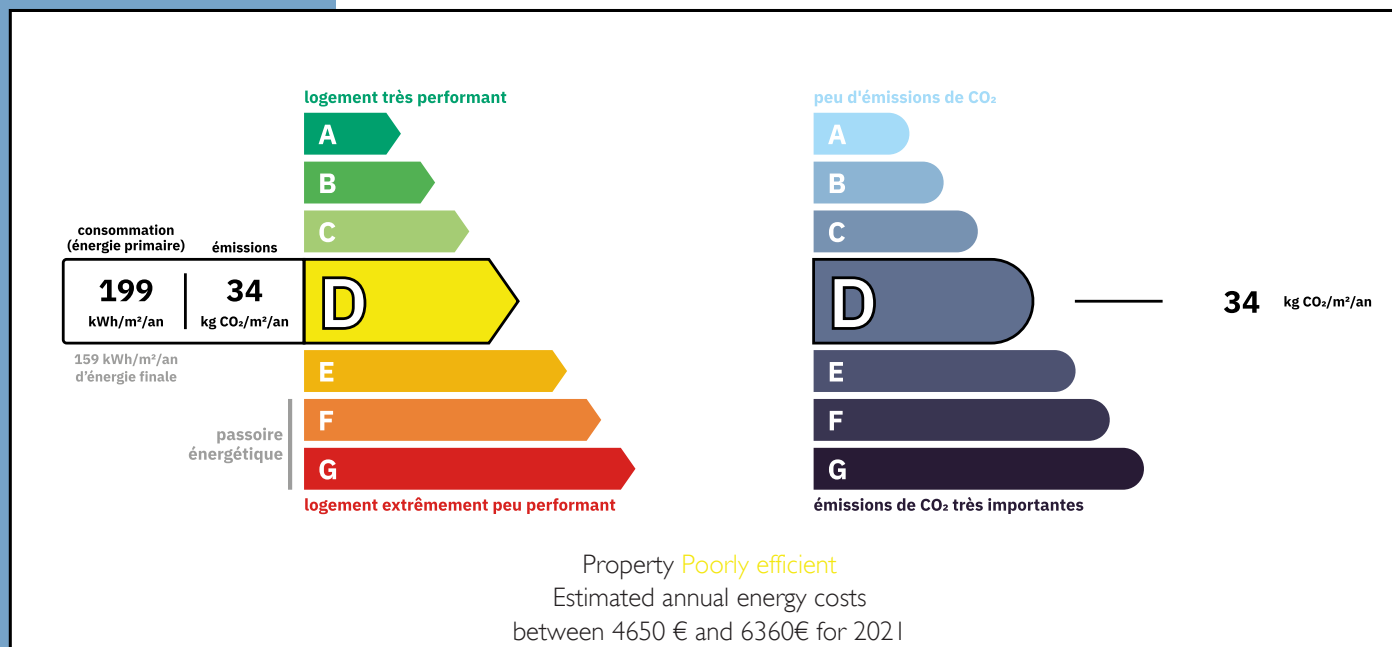


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1 ADJOINING GÎTE, 1 BARN IN
A QUIET LOCATION, 9X4
SWIM...

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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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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