



ELEGANT STONE PROPERTY WITH INDOOR
POOL, OUTBUILDINGS & GUEST POTENTIAL,
LOIRE VALLEY, ST AIGNAN SUR CHER 41

ELEGANT STONE
PROPERTY WITH INDOOR
POOL, OUTBUILDINGS &
GUEST POTENTIAL, LOIRE
VALLEY, ST AIGNAN SUR...



PROPERTY FACT FILE	
REFERENCE	A38555NBO4I
PRICE	€ 710,200 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (670 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	375 m²
LAND	32599 m²
TOWN	Saint-Aignan
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Spacious Character Property with Indoor Pool
- Surrounded by the Châteaux of the Loire Valley
- Lovely Tree-lined Park of over 3 Hectares
- Ideal Family Home or Tourism Project
- Close to the Zoo Beauval in St Aignan Sur Cher

ELEGANT STONE
PROPERTY WITH
INDOOR POOL,
OUTBUILDINGS & GUEST
POTENTIAL, LOIRE
VALLEY, ST AIGNAN SUR...
Ref : A38555NBO4I

Just a stone's throw from Beauval Zoo, discover this charming property combining authenticity and modern comforts. There's a superb indoor swimming pool with jacuzzi jets.

Set in over 3 hectares of wooded parkland, with outbuildings including

DESCRIPTIF

Nestled in the heart of the Loire Valley, this exceptional character property in Saint-Aignan-sur-Cher effortlessly combines traditional French charm with modern luxury. Originally two separate houses, the estate has been masterfully merged into a single expansive residence, boasting five spacious bedrooms and three bathrooms—perfect for extended family living or entertaining guests in comfort.

Step into the inviting living room, where exposed stone walls, original timber beams, and a grand open fireplace create an ambiance of warmth and authenticity. The family kitchen is well-appointed for daily living, while a separate summer kitchen makes entertaining a breeze. The bright and airy conservatory offers panoramic views across the landscaped gardens, providing a peaceful haven to relax in all seasons.

A true highlight of the home is the indoor swimming pool with jacuzzi jets, bringing spa-like comfort and relaxation to your doorstep.

Set within 8+ acres of private parkland, the estate features a collection of charming stone outbuildings, including a partially renovated guest house—ideal for short-term rentals or visiting family. Additional buildings, such as a traditional barn, offer exciting potential for conversion into further accommodation or creative spaces. A portion of the main residence is currently undergoing tasteful renovation and will be completed prior to sale, ensuring a seamless move-in experience.

Enjoy the ultimate in peace and privacy, with mature tr

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38555NBO4I>

COMPLETE FILE AND PHOTO ON REQUEST

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

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

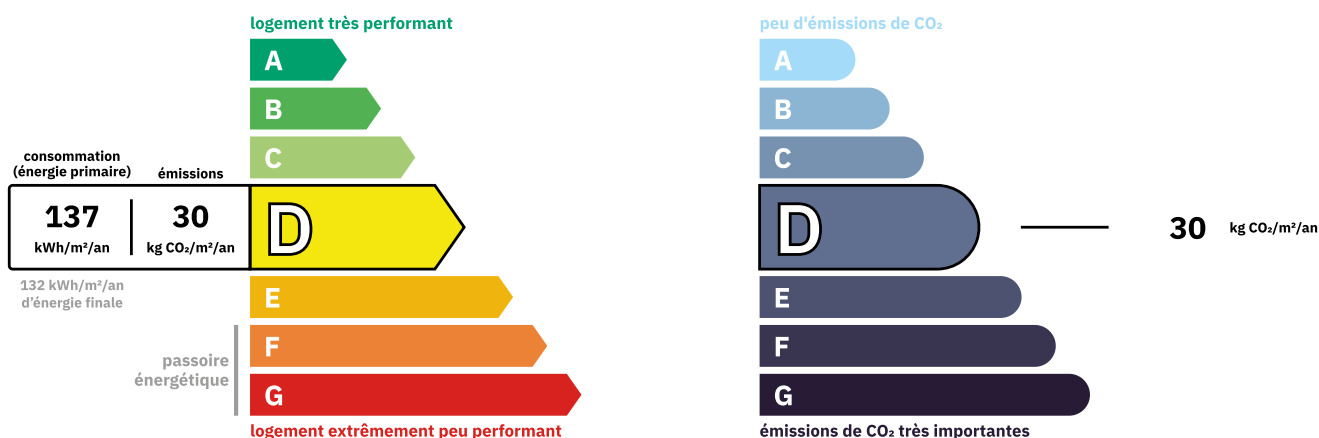


ELEGANT STONE PROPERTY
WITH INDOOR POOL,
OUTBUILDINGS & GUEST
POTENTIAL, LOIRE VALLEY, ST
AIGNAN SUR...

Ref : A38555NBO4I

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 6260 € and 8540€ for 2022

NOTICE

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

1: 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 : A38555NBO4I
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr