LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHARMING PROPERTY WITH A HEATED SWIMMING POOL AND 5 BEDROOMS NEAR CHAMBORD
360° VIEW – LEGGETT IMMOBILIER

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PROPERTY FACT FILE

REFERENCE	A43444BDE41
PRICE	€ 590,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (560 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	330 m²
LAND	2526 m²
TOWN	Orléans
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	

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





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- The Loire Valley Castles in Sologne: Chambord
- A traditional Sologne house built in 1983
- A lovely 10×5 metre south-facing swimming pool in
- Ideal as a second home, offering approximately 330
- Close to the Château de Cheverny and Chambord

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Characterful property with heated swimming pool – Chambord area
Set in peaceful, leafy surroundings, this charming family home, offering approximately 327 m² of usable space, appeals with its spacious rooms and great potential.
It comprises a spacious living room of nearly 59 m² with a fireplace, a



DESCRIPTION

LEGGETT Luxury Property | Chambord – Loire Valley area

An elegant, characterful property with a heated swimming pool, 5 bedrooms and great potential for conversion

Set in a quiet and unspoilt setting, this beautiful, charming residence captivates with its generous proportions, its authenticity and the quality of its fittings. Set in the heart of a landscaped garden with no overlooking neighbours, it offers a privileged living environment, ideal as a main residence, a family home or for a tourist accommodation venture.

With a usable floor area of approximately 327 m², the property boasts spacious reception areas, five bedrooms, a south-facing heated swimming pool and several outbuildings.

Ground floor

The entrance hall leads into a pleasant living room of nearly 59 m², featuring a fireplace and opening out onto the terrace and swimming pool. The fitted and equipped kitchen, with its authentic Sologne-inspired charm, offers a welcoming and functional space.

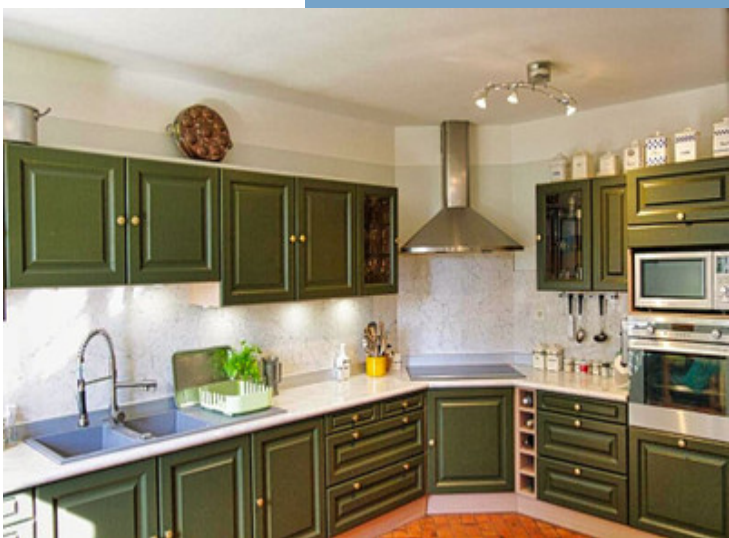


This floor also comprises:

Two ground-floor bedrooms;
A bathroom;
A separate toilet;
A utility room;
A former garage measuring 27 m², currently used as a storage area and bicycle shed, which could be converted as required.
First Floor

Accessible via a beautiful wooden staircase, the first floor boasts magnificent spacious rooms with cathedral ceilings and exposed beams:

A spectacular 66 m² games or billiards room;



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43444BDE41
COMPLETE FILE AND PHOTO ON REQUEST

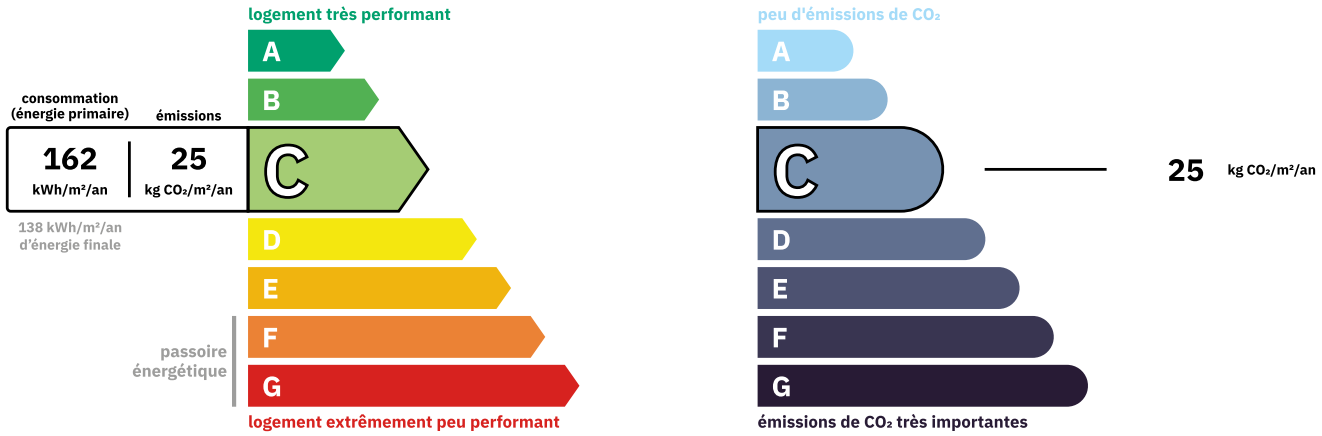
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4480 € and 6110€ for 2021

NOTICE

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

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.

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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