LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



RARE – YOUR FUTURE HOLIDAY HOME, 20 MINUTES FROM ORLÉANS – 343 M² ON 3 HA – RIVER, TENNIS COURT NEAR PARIS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

RARE – YOUR FUTURE HOLIDAY HOME, 20 MINUTES FROM ORLÉANS – 343 M² ON 3 HA – RIVER, TENNIS CO...





PROPERTY FACT FILE

REFERENCE	A44466RPD45
PRICE	€ 554,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	343 m²
LAND	29274 m²
TOWN	Orléans
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Mains drainage, Private drainage, Garage

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





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

- 2.9 hectares (7 acres) of private wooded grounds
- Garden, terraces, private tennis court, river
- Located 1h40 from Paris and 40 mins from Orléans
- 6 bedrooms, 2 ground floor; + 53 sq m basement
- Air-to-water heat pump – Energy rating B

RARE – YOUR FUTURE HOLIDAY HOME, 20 MINUTES FROM ORLÉANS – 343 M² ON 3 HA – RIVER, TENNIS CO...

Ref : A44466RPD45

RARE – 20 mins from Orléans – 343 m², 3 ha, river, tennis court & absolute tranquillity – 360° VIEWING with Bruno Debain, LEGGETT estate agent in the Centre-Val de Loire region, Chambord.
An exclusive property nestled amongst nature, a river and wide open spaces



DESCRIPTION

A rare property in the heart of an unspoilt natural setting

Even before you set foot inside the house, it is the surroundings that captivate you.

Nestled in the heart of nearly 3 hectares of entirely private grounds, the property offers a remarkable natural setting combining vast lawns, mature trees, wooded areas and a river running through the estate, lending the place a sense of freshness, charm and character.



A tennis court renovated in 2018, along with two ideally positioned terraces, allow you to make the most of the outdoor spaces throughout the day.

The property enjoys absolute tranquillity and is not overlooked, whilst still offering quick access to shops, schools and amenities.

343 m² of living space and spacious reception areas

Spread over three levels, the house offers 343 m² of living space and features a layout particularly well-suited to family life or for hosting guests.

On the ground floor, the spectacular 72 m² living area forms the true heart of the house. Open-plan and light-filled, it captivates with its spaciousness, exposed beams and closed-hearth fireplace.



This level also comprises:

a separate kitchen;
two bedrooms;
a shower room with a walk-in shower;
two separate toilets.
Six bedrooms and a floor ideal for entertaining
Upstairs, four further bedrooms bring the total number of bedrooms to six.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44466RPD45
COMPLETE FILE AND PHOTO ON REQUEST

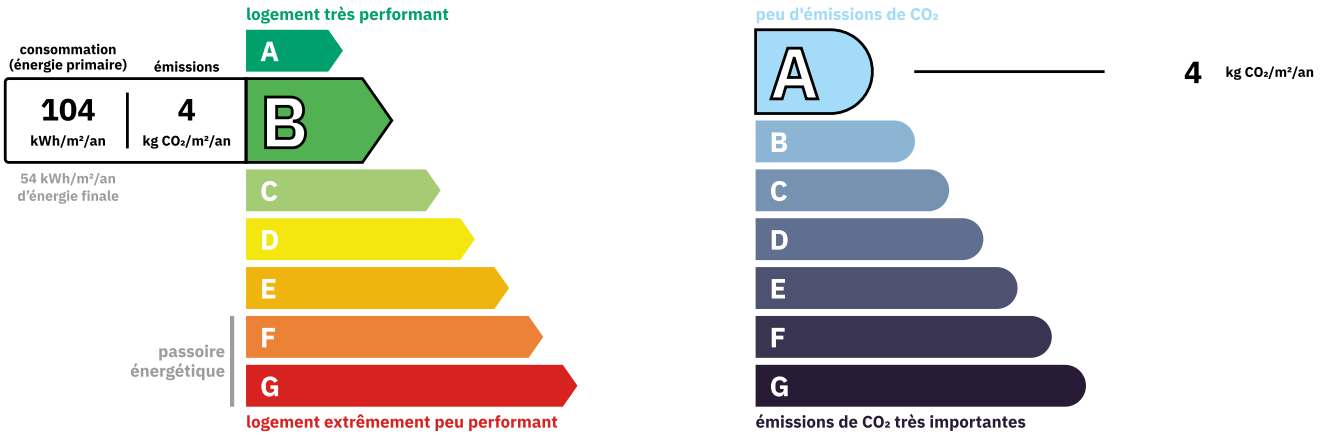
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

RARE – YOUR FUTURE HOLIDAY HOME, 20 MINUTES FROM ORLÉANS – 343 M² ON 3 HA – RIVER, TENNIS CO...

Ref : A44466RPD45

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

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 3200 € and 4370€ for

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

Réf :A44466RPD45
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