



IN THE CENTRE OF THE TOWN OF MER 41500
FORMER 12TH CENTURY MILL NEAR BLOIS &
ORLÉANS
5 MINUTES FROM CHAMBORD I

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5 MINUTES FROM...



PROPERTY FACT FILE	
REFERENCE	A30423BDE4I
PRICE	€ 700,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	500 m ²
LAND	4699 m ²
TOWN	Orléans
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	To be renovated, Good condition
FEATURES	Mains Drains, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	



- This property is spread over 3 floors (4 levels)
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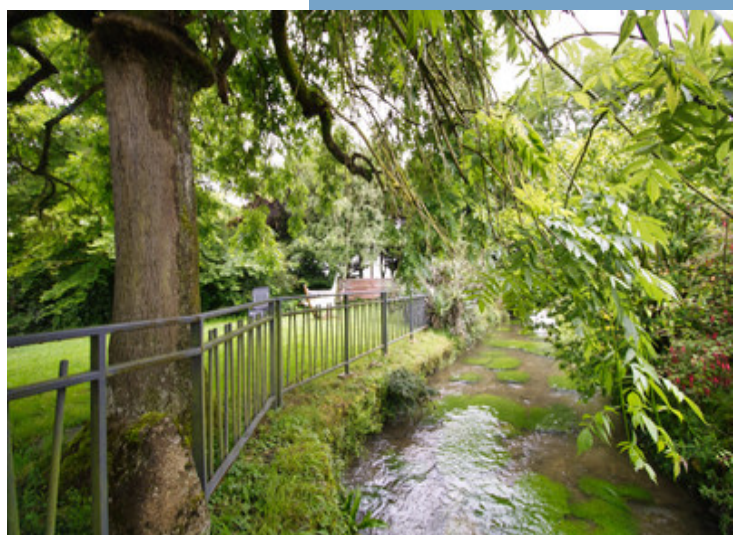
Magnificent old mill dating from the 12th century for the oldest part on the banks of the Trône, a river that runs through the heart of the town of MER near the Châteaux of Chambord. LEGGETT immobilier centre val de Loire invites you to discover our 360° & numerous photos

DESCRIPTION

This house / villa (property) of 500 m² (about 3010 ft²), built in the 13th century, on 3 levels, with a land size of 4.825 m² (about 0,12 acres) has 4 rooms including 3 bedrooms, 1 bathroom and 2 toilets. This property comprises on the ground floor (297.00 m²): a dining room (50.20 m²), a lounge (with fireplace) (38.10 m²), a kitchen (20.00 m²), a conservatory (8.60 m²), a storage room (14.57 m²), a corridor (11.70 m²), a large bedroom 1 (24.26 m²) with a shower room (6.00 m²), a large bedroom 2 (20.25 m²), a bathroom (12.80 m²) and a large flat (84.20 m²) comprising: an entrance hall (9.40 m²), a shower room (4.70 m²) and a W/C (1.60 m²), a fitted and equipped kitchen (16.80 m²), a dining room (20.50 m²) and two bedrooms 3 and 4 (11.20 and 20.00 m²).

The 1st floor (115.00 m²) comprises: a landing (9.00 m²), bedroom 5 (13.00 m²), a shower room (4.60 m²), a dressing room (6.00 m²), a bathroom with W/C (7.00 m²), a corridor (7.83 m²), bedroom 6 (15.00 m²) and bedroom 7 (20.50 m²) and, via a separate entrance, a landing (1.20 m²), bedroom 8 (24.30 m²) and a shower room (12.70 m²).

The 2nd floor (76.20 m²) comprises: a landing (9.00 m²), bedroom 9 (21.20 m²) and a large room with cathedral ceiling (46.00 m²).
MY OPINION: This is an imposing building dating from 1210, with the charm of the old and the stone. Heating by heat pump (for water and heating), combined with oil-fired heating. PVC double-glazed windows and wooden double-glazed windows...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30423BDE4I>

COMPLETE FILE AND PHOTO ON REQUEST

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

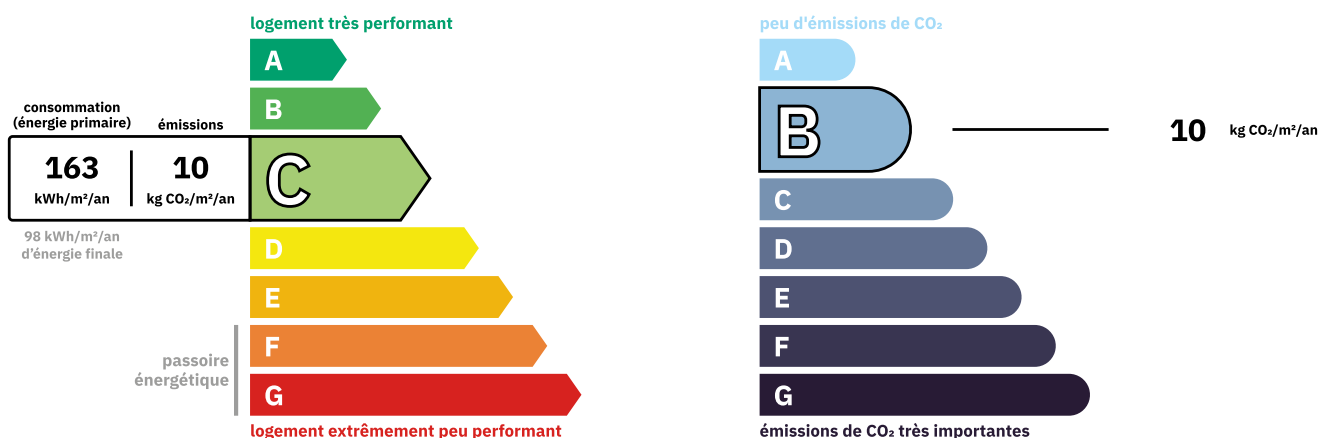
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Ref : A30423BDE41

ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 5980 € and 8140€ for 2021

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 : A30423BDE41
FILE COMPLETE
AND PHOTOS
ON REQUEST

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