



PROPERTY WITH A 10X5M SWIMMING POOL
NEAR BLOIS, CHAMBORD AND CHEVERNY
TWO LARGE LIVING ROOMS, 5 BEDROOMS
360°

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ROOMS, 5 BEDR...



PROPERTY FACT FILE	
REFERENCE	A43444BDE4I
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	Blois
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	
*Price based on current exchange rate which is subject to change	



- The Loire Valley Castles in Sologne: Chambord
- A traditional Sologne house built in 1983
- A lovely 10x5 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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A delightful character property in the wine-growing region of Sologne, featuring a magnificent 10x5 metre swimming pool
Situating in a charming little village in the Loir-et-Cher, 15 km south of Blois and just a short distance from the town of Blois and all its amenities, this family home offers spacious rooms and a peaceful

DESCRIPTION

Ground floor: Entrance hall, fitted and equipped kitchen, large living room (58 m²) with a fireplace, bathroom with shower, two bedrooms, separate toilet, utility room, former garage converted into a storage area/bicycle room.

First floor: Three bedrooms (15, 21 and 26 m²), shower room, separate toilet, large 66 m² billiard room. This space could be converted into further bedrooms

Outside: Lovely tree-lined garden with no overlooking neighbours; the south-facing swimming pool is heated.

Tiled terrace and shaded pergola, offering views of the garden and swimming pool, electric gate, potential for a bicycle garage and could be converted into a bedroom

Plans available and very profitable potential rental income.

GROUND FLOOR

KITCHEN (14.50 m²), tiled floor, fitted with wooden units, cooker and separate fridge, Sologne-style décor

LIVING ROOM (58.90 m²), with a fireplace and doors opening onto the terrace overlooking the swimming pool. Wooden staircase leading to the first floor. South/East

ENTRANCE HALL / CORRIDOR (20.28 m²)

BATHROOM / WC (10.14 m²), fully tiled, fitted with a washbasin and a bath.

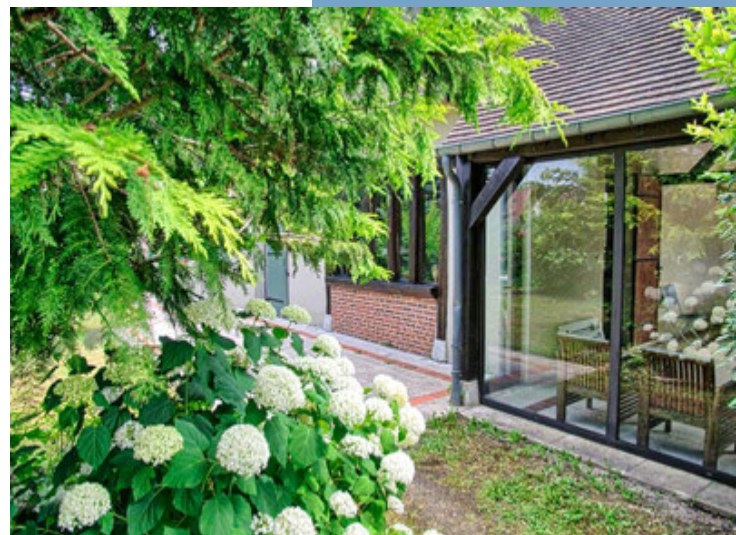
BLUE BEDROOM I (12.55 m²), carpeted floor, window overlooking the rear of the house, north/east

YELLOW BEDROOM (12.17 m²), carpeted floor, window overlooking the front of the house. West

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43444BDE4I>

COMPLETE FILE AND PHOTO ON REQUEST



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

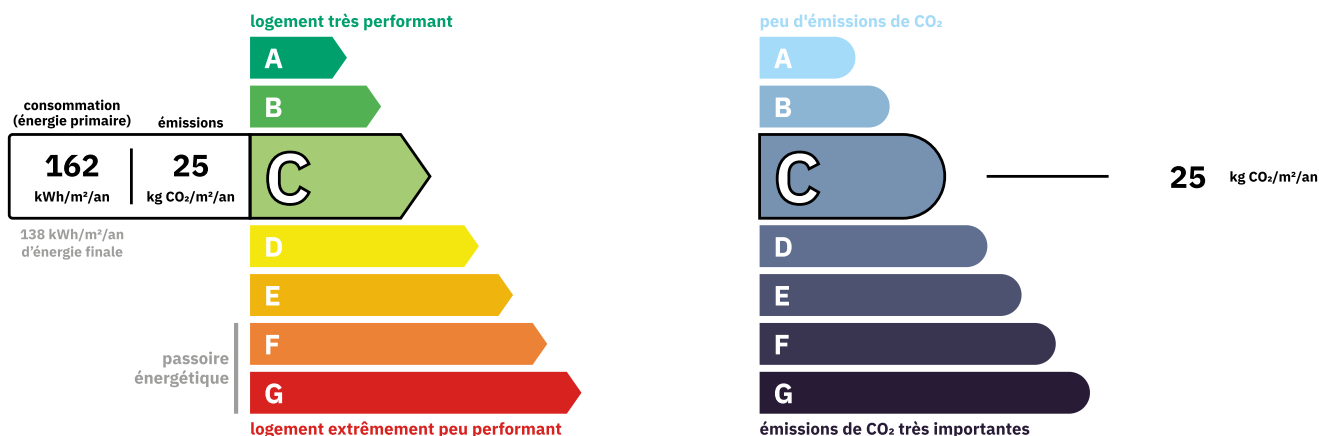
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ENERGIE-DPE

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 4480 € and 6110€ 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.

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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
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