

CHARACTER FRENCH COUNTRY HOME WITH 6/7-BEDS AND SWIMMING POOL NEAR ST AIGNAN SUR CHER, LOIRE VALLEY

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PROPERTY FACT FILE

REFERENCE	A44221NBO41
PRICE	€ 535,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (510 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	346 m²
LAND	3368 m²
TOWN	Saint-Aignan
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

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

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- Quiet country lane yet close to St Aignan sur Cher
- Heart of Loire Valley with year round attractions
- Recently installed swimming pool, sliding cover
- Ideal large family home and/or guest accommodation
- Quality renovation retaining character

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Set within a quiet and secluded hamlet in the heart of the Loire Valley near St Aignan sur Cher, with no immediate neighbours or overlooking properties, this beautifully renovated country residence offers a rare sense of peace, privacy, and understated luxury in one of France's most sought-after regions.



DESCRIPTION

This 6/7 bedroom house sits in a quiet lane in the heart of the Loire Valley, close to St Aignan sur Cher. It has been fully renovated to a high standard, beautifully combining character features with modern comfort throughout. Designed with flexibility in mind, it offers generous living space, perfectly suited as a stylish family home or an elegant guesthouse / chambres d'hôtes.

On the ground floor, there are 2 W.C.s, two bedrooms, along with an additional room ready for the installation of a bathroom and bedroom, or two bathrooms, offering further potential. Free standing roll-top bath with lions feet and floor tiles already present. There is a library study that could also be a bedroom.



The living spaces include a large dining room and a spacious sitting room with an open stone fireplace, both enjoying views over the beautiful garden and swimming pool. A country-style kitchen, full of character plus a utility room, completes this level.

Upstairs, there are four bedrooms, two of which benefits from its own private shower room with W.C., while another bedroom remains to be completed, allowing scope for further customization. There is also an additional family shower room and a separate toilet on this floor.

The property is set within lawned gardens that create a peaceful and private setting. A recently installed in-ground swimming pool with slidiing cover forms an attractive focal point, while the sun-drenched terrace and pergola provide ideal spaces for outdoor dinin...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44221NBO41

COMPLETE FILE AND PHOTO ON REQUEST

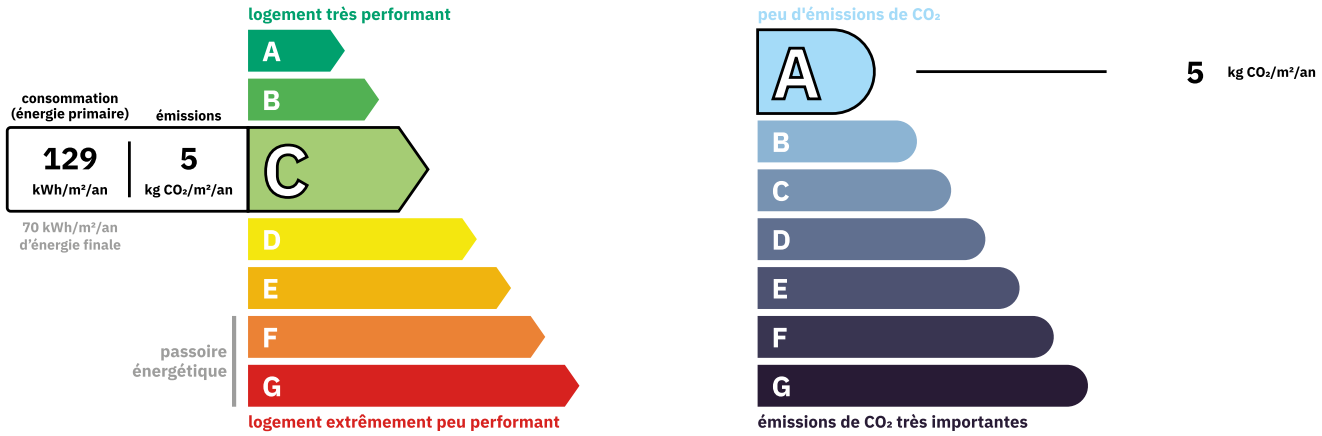
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4010 € and 5510€ for 2023

NOTICE

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

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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 ON REQUEST

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