

Magnificent 1930s house and its garden at the gates of Chambord in a pretty village in Sologne. Ask for 360 .



INFORMATION

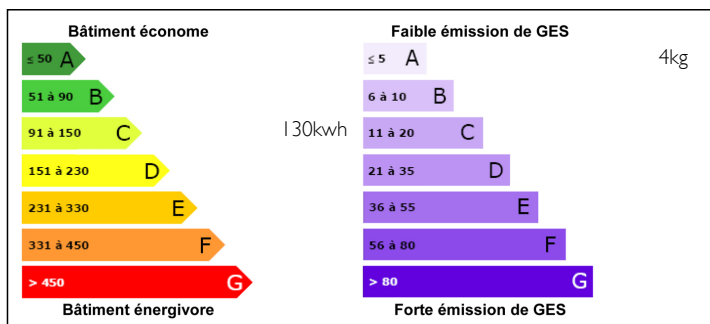
Town:	Montrieux-en-Sologne
Department:	Loir-et-Cher
Bed:	5
Bath:	4
Floor:	172 m ²
Plot Size:	841 m ²



IN BRIEF

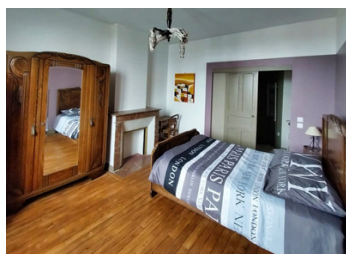
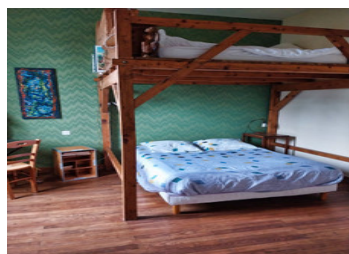
This house comprises on the ground floor: an entrance hall (3.31 m²), a lounge (15.20 m²), a living room (19.11 m²), a kitchen (10.22 m²), bedroom 1 (14.01 m²), a shower room with toilet (3.60 m²) and a toilet (1.04 m²). The 1st floor comprises: bedroom 2 (16.20 m²), bedroom 3 (13.53 m²), a landing/corridor (8.27 m²), a shower room (5.00 m²), bedroom 4 (14.95 m²) and a WC (1.14 m²). The 2nd floor comprises a single room that can be used as a bedroom with a shower (59.04 m²). There is also a cellar that houses the heat pump (air-water). MY OPINION: This is a very beautiful maison de Maître, which makes you feel at home. The materials are of the highest quality. PVC double-glazed windows. Iron shutters. Heat pump. Mains drainage. Property tax: approx. 1,000 euros. Small mechanical tile roof. Small easy to maintain garden of 841 m². Cast...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ground floor

- an entrance hall with access to the first floor
- a living room with a period fireplace (artist's space)
- a kitchen opening onto a dining area
- a master bedroom with a shower room and a toilet

First floor:

- 3 bedrooms, one with a shower room
- 1 WC

Second floor

- a loft with an original sleeping area and workshop with wooden beams and tiles and a shower.

Between Chambord, Center Parc, Beauval Zoo, the Loire Valley Castles, you will have the choice of walking, riding or mountain biking the signposted footpaths of the Sologne.

Surface area

172 m²

Surface area

841 m²

Number of rooms

6

Number of bedrooms

5

ROOMS

1 kitchen

10.22 m²

1 entrance

3.31 m²

1 living room

15.2 m²

1 living room

19.11 m²

5 bedrooms

14.01 m², 16.2 m², 13.63 m², 14.95 m², 59.04 m², 5 bedrooms

3 shower rooms

3.6 m², 4.26 m², 5 m², 4 toilets

4 WCS

1.04 m², 1.14 m²

1 landing

8.27 m²

1 veranda

LOCAL TAXES

Taxe foncière: 2410 EUR

NOTES