

2/3-bed character house and 2-bed gîte, beautiful gardens, quiet lane, nr town centre, Mennetou sur Cher, 41.



## INFORMATION

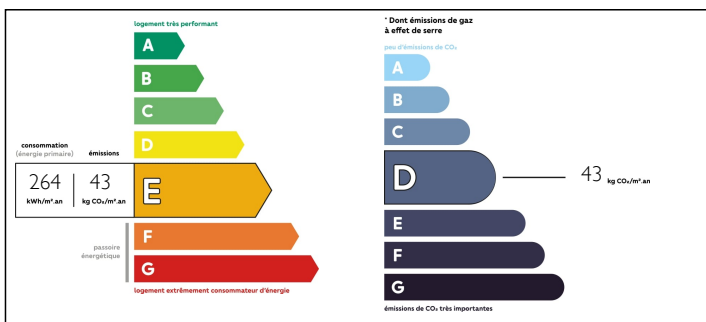
Town:	Mennetou-sur-Cher
Department:	Loir-et-Cher
Bed:	5
Bath:	3
Floor:	207 m2
Plot Size:	1753 m2

## IN BRIEF

Character 2/3-bed character house with a second 2-bed house/gîte. Nestled in a quiet residential lane yet close to the town centre of Mennetou. Beautiful gardens with summer kitchen and pergola wrap around the houses, while more land with fruit trees to the rear stretches back to fields beyond. The charming town of Mennetou has a walled medieval city and sits on the banks of the pretty river Cher. There are plenty of small shops and services plus a hotel bar/restaurant. The large towns of Romorantin-Lanthenay and Vierzon are each about 15km away, with hypermarkets and large commercial areas. The mainline train station at Mennetou can take you directly to the city of Tours in approx. 1h40m. The city of Tours with TGV links and airport (served by Ryanair) is about 110km from the property.



## 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.



## LOCAL TAXES

Taxe foncière: 1500 EUR

## NOTES

## DESCRIPTION

This beautiful longère or farmhouse, has been tastefully restored with stone walls and beams throughout. The garden is private and has been beautifully landscaped. It sits in a quiet road, yet is close to all the amenities the town has to offer.

There is a large entrance/ lobby with a bread oven. The property is perfect for anyone wanting to live all on one level and keep the upstairs for guests. On the ground floor there is a bedroom and bathroom, a living room with wood burner and a formal dining area. The kitchen diner which overlooks the gardens has a large stone feature fireplace.

Upstairs there is a large open room and a smaller bedroom. This space is perfect to create another bathroom and two bedrooms. Although the heating system hasn't reached this area it wouldn't be hard to connect.

The second house has a large open living dining room overlooking the gardens through French windows. Also on the ground floor, there is a small but functional kitchen and there is a shower room/W.C. The first floor has two bedrooms.

The grounds are divided into two areas. The first being the landscaped area with a summer kitchen, garden and pergola. To the rear of the property is the second part of the land that has fruit trees and a green house. This stretched back to the fields behind.

This is a beautiful property with a secret garden invisible from the road!

Additional photos upon request.

Things to note –...