

Longère (traditional long house) in Houssay near Montoire TGV Vendôme 12 minutes away 4 bedrooms + 16,000 m² o



INFORMATION

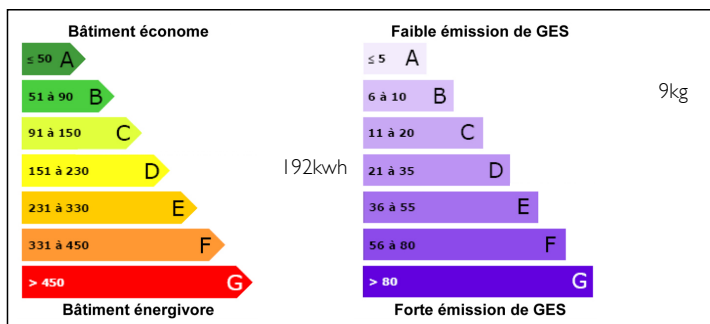
Town:	Montoire-sur-le-Loir
Department:	Loir-et-Cher
Bed:	4
Bath:	2
Floor:	204 m ²
Plot Size:	20000 m ²



IN BRIEF

Blois Vendôme for this very pretty 19th century longère, 203.97 m², located near Vendôme and the TGV station, on a 4,000 m² garden and 16,000 m² of land (not adjoining). Ask Bruno for 360° at Leggett immobilier Neighbourhood Vendôme-Montoire-sur-le-Loir Transport Motorway (43 km) , Bus (200 m) , Train station (12 km) Nearby amenities Golf course (40 km) , Shopping centre (8 km) , Town centre (13 km) , (100 m) , School (100 m)

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

This property comprises on the ground floor: an entrance hall (21.63 m²), a dining room with fitted and equipped kitchen (28.72 m²), a scullery (11.13 m²), a lounge (28.72 m²), a toilet (1.75 m²), a study (8.45 m²), a bathroom with toilet (10.87 m²), bedroom 1 (18.59 m²) and a dressing room (4.52 m²).

The 1st floor comprises: bedroom 2 (30.57 m²), corridor (4.34 m²), bedroom 3 (16.08 m²), WC (2.77 m²), landing (22.52 m²), shower room with WC (4.25 m²) and bedroom 4 (24.90 m²).

MY OPINION: what style, what soul, what a lovely house, it's a haven of peace, you immediately feel at home! The setting is downright bucolic and the decor perfectly matches the surroundings: this property has real character. Mains drainage. Double-glazed wooden windows and aluminium bay window (no shutters). Heating provided by a masonry heater and new connected radiators. Slate roof (immaculate). Fibre is installed in the house. The living room has an insert fireplace. The garden spans 4,000 m². A 16,000 m² plot of land not adjoining the property is also sold (possibly for horses). Property tax: 700 euros. The rendering on the facade needs to be redone. The property overlooks a very, very quiet road away from noise and glare.

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

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES