

Character house 140m near GIEN & BRIARE Ideal as a second home Paris 1h30 Ask for our 360 rates



## INFORMATION

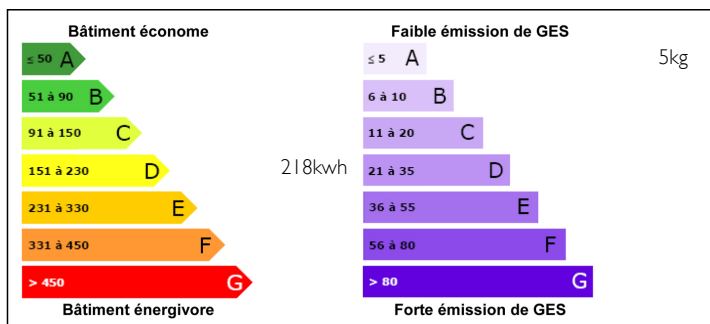
Town:	Briare
Department:	Loiret
Bed:	3
Bath:	2
Floor:	140 m <sup>2</sup>
Plot Size:	453 m <sup>2</sup>



## IN BRIEF

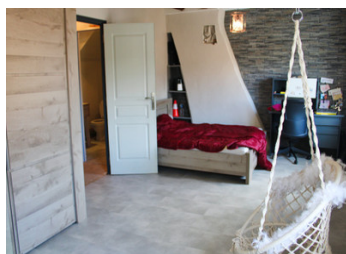
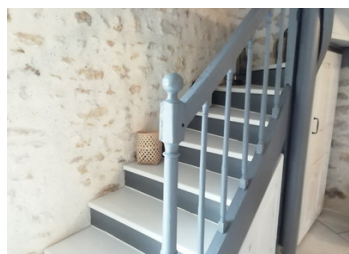
Charming old house in a village near Gien and Briare Ideal as a second home, ask for our 360° rates & the many photos DESCRIPTION Old house with character in the heart of a village Quiet, paved courtyard with no overlooked neighbours Magnificent 40 m<sup>2</sup> living room and lovely fitted kitchen Outbuildings In this small village you have local shops (grocery, bakery) 7 minutes away, in the commune of Briare, all shops and tourist circuit on the famous canals by the canal bridge. Nice walks in prospect in this region 140 kilometres from Paris, nature and pretty countryside in a peaceful setting. The outbuildings comprise: approximately 250m<sup>2</sup> An open garage with a staircase to the first floor Two garages with fitted motorised doors, on the ground floor with water and electricity. The entire 1st floor needs to be converted. In addition, a 40m<sup>2</sup> office.

## 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: 1150 EUR

## NOTES

## DESCRIPTION

This is the oldest house in the heart of a peaceful village in the Loiret.

With a living area of approximately 140m<sup>2</sup> and numerous outbuildings, you will be in a quiet area with no neighbours, close to all amenities and with access to the A77 motorway in 7 minutes.

The house has 5 rooms : 3 bedrooms, 1 living room, 1 fitted and equipped kitchen, 2 bathrooms, 3 toilets, 1 independent office, an attic, a cellar, 3 garages. Motorized gate, digicode and Visio, electric shutters aluminium, windows in pvc. A well.

Living room of 46.91m<sup>2</sup>: nice tiled floor, oak beams, exposed stones with a fireplace with insert, access to the open kitchen and to the first floor by a wooden staircase

Kitchen open to the living room of 9.94 m<sup>2</sup> equipped and fitted 1 wc

1st floor

A mezzanine 14.15 m<sup>2</sup> (old bedroom to renovate and finish partition)

A bathroom with shower and corner bath of 10.95m<sup>2</sup> to finish renovating a toilet

A bedroom of 13.12m<sup>2</sup> with built-in cupboard and nice view on the church

2nd floor

A large bedroom of 20.90m<sup>2</sup> with 2 windows and nice view on the church

Another bedroom (office of 11.56m<sup>2</sup>)

A shower room with wc

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