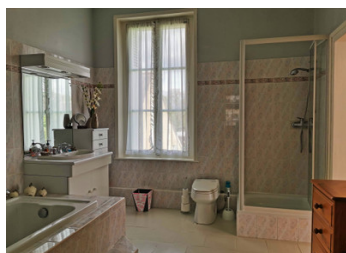
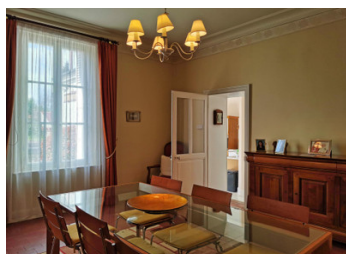


3/4-bed character house plus 1-bed gîte & outbuildings, lovely garden, nr St Aignan sur Cher, Loire Valley 41.



INFORMATION

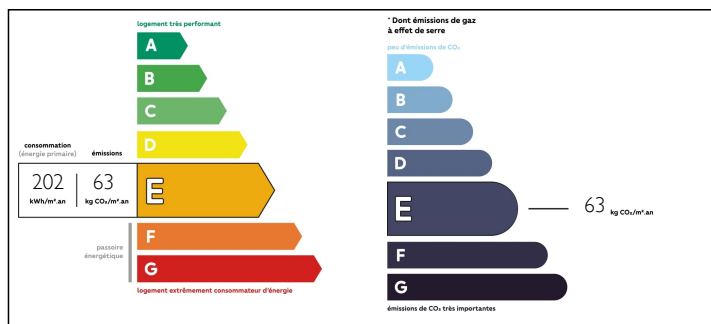
Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	5
Bath:	3
Floor:	251 m2
Plot Size:	1110 m2



IN BRIEF

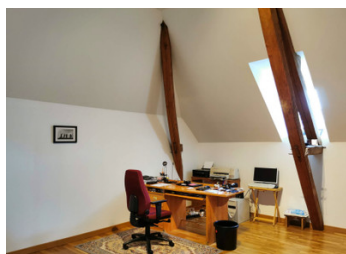
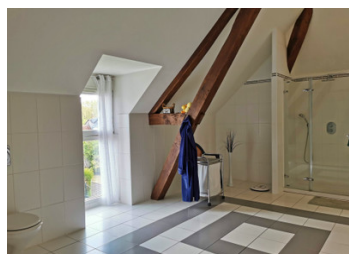
Lovely character 3/4-bed house plus a guest house, in a small village 6km from St Aignan sur Cher. Lovely flat garden and outbuildings. The town of St Aignan sur Cher has many tourists visit the famous Zoo Beauval every year. It's charming cobbled streets are lined with shops, bars and restaurants open all year round. There are wonderful views across the river Cher, large supermarkets and a mainline train station. The city of Tours with TGV links and an airport, served by Ryanair, is just 65km 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: 1778 EUR

NOTES

DESCRIPTION

This great property is very spacious - every room is a good size with plenty of light.

On the ground floor there are 2 bedrooms, one is linked to the bathroom/W.C., which also has access from the hallway. The dining room and living room are next to each and ooze charm and style with their corniced ceilings and original tommette tiled floor. This original flooring is also found in the bedrooms, and the hallway has the original chic styles of the era. The kitchen with a further dining area is big, and has a wonderful stone fireplace with wood burner inside.

Upstairs was created in 2005. There is an open, light and airy mezzanine in an L-shape, plus a bedroom and a large shower room with W.C.

The mezzanine and bedroom has wood parquet flooring.

Under the house spans a cellar the size of the ground floor. There are two rooms - one with the oil tank and boiler.

To the rear of the property is a beautiful lawned garden, a guest house and a further outbuilding/old house.

The guest house has a bedroom with shower room and W.C., a kitchen/dining room, and a further room which could be a small living room. Separate access is possible to this house, and it would make a great little gîte.

The larger outbuilding is divided into 3 rooms; Two are a good size, one with an old fireplace. The third room in the centre is much smaller.

This is a real gem...