

Very pretty house and garden with 3 bedrooms and 1 outbuilding near Lavardin, a historic river and castle.



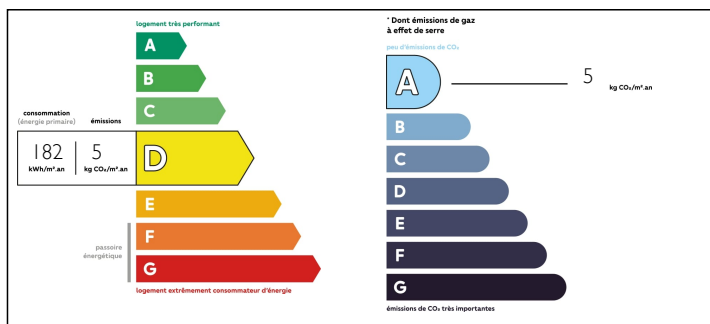
## INFORMATION

Town:	Lavardin
Department:	Loir-et-Cher
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	2824 m2

## IN BRIEF

Magnificent house built in 2008 on one level, very bright and spacious, letting light into every room, south-facing. 3 bedrooms, including 1 master suite with shower and French doors leading directly onto the terrace. A magnificent lounge with large bay windows leading onto the terrace and its pergola, 1 open-plan kitchen. Situated 5 minutes from schools and shops and 10 minutes from Vendôme, where the TGV takes you to Paris in 40 minutes. Views over the château grounds and forest, not overlooked, in a very quiet location. The house is set back from the road with a private path 100 m away. Ask for our 360° and 60 photos

## 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: 920 EUR

## DESCRIPTION

Magnificent family home of around 145 m<sup>2</sup> built in 2008 on one level, very bright and spacious, letting light into every room, south-facing.

3 bedrooms, including 1 master suite with shower and French doors leading directly onto the terrace.

A magnificent living room with large bay windows leading onto the terrace and its pergola, 1 open-plan kitchen.

The grounds are fully enclosed. The garden is planted with trees, with a large terrace of 76 m<sup>2</sup> and its wooden pergolas. 4 south-facing picture windows. It also has a vegetable garden, a greenhouse, small huts and a fish pond.

The house comprises: - a 9 m<sup>2</sup> entrance hall  
3 bedrooms of 9, 13 and 15 m<sup>2</sup> - an open-plan kitchen of 15 m<sup>2</sup>

an open-plan kitchen (15 m<sup>2</sup>) - a storeroom

1 bathroom and 1 shower room - 2 WCs - 1 garage of 14 m<sup>2</sup>. Its wood-burning stove heats the entire house without the need for electric radiators.

The house has a convertible outbuilding of 50 m<sup>2</sup>, with electricity and two large picture windows.

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

## NOTES