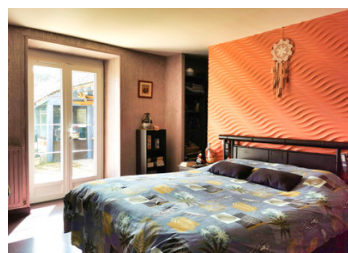


Beautiful character property 6/7-beds, indoor heated pool, workshops/garages, nr St Aignan sur Cher 41.



## INFORMATION

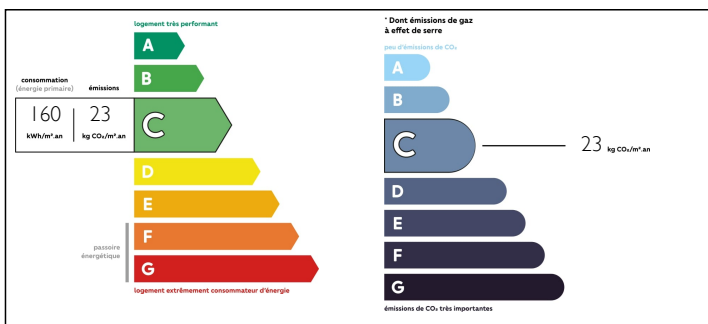
Town:	Seigy
Department:	Loir-et-Cher
Bed:	6
Bath:	2
Floor:	250 m2
Plot Size:	2607 m2



## IN BRIEF

This character property with 6-7 beds has been beautifully renovated and has plenty of WOW factors! Sitting in a quiet lane in the centre of a pretty village it is just 3km from the popular tourist destination of St Aignan sur Cher. The town of St Aignan is famous for the Zoo Beauval, one of the best in the world, and is located in the heart of the Loire Valley châteaux region. The town has cobbled streets lined with shops, bars and restaurants, plus large supermarkets and a mainline train station. The city of Tours with TGV links and airport served by Ryanair, is just 62km from this wonderful 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.



## DESCRIPTION

There is a bedroom and bathroom on the ground floor at one end and another bedroom/study at the other. The main kitchen has fitted out with modern units and appliances. There is a second good-sized kitchen/utility room next to it. The kitchen/breakfast area has a fireplace with wood burner and a bar area.

This opens out into the 49m2 conservatory which has a lovely living and dining area with surround sound speakers. This beautiful light and airy space has electric roof and window blinds, that can be controlled individually or all at once.

On the first floor is a large mezzanine area and four further bedrooms, some with sloping ceilings. Stairs lead to the second floor and a large mezzanine area. This is used as a games room and bedroom combined for extra guests if needed.

## LOCAL TAXES

**Taxe foncière: 1777 EUR**

## NOTES

For anyone with an interest in DIY or cars, this property offers plenty of work/storage space for this too. There are two good-sized garages, both with mezzanines, plus an open storage area. At the front of the property there is also a small conservatory type building with an indoor BBQ. There are also a couple of integrated storage sheds for gardening tools and equipment.

BUT the best feature is the indoor-heated pool! A beautifully designed conservatory with sliding doors, contains the swimming pool with plenty of space for tables, chairs and sun loungers. There is a shower and W.C. for convenience.

Things to note:

The main house has electric shutters throughout,...