

Charming 167m house with a lovely 8X4 swimming pool Close to Beauval zoo and 6000m of peaceful grounds



INFORMATION

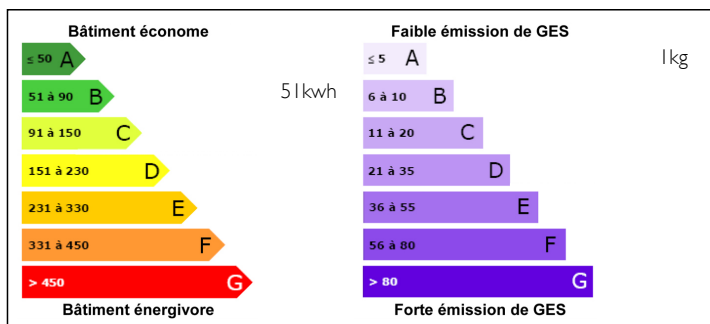
Town:	Selles-sur-Cher
Department:	Loir-et-Cher
Bed:	5
Bath:	2
Floor:	235 m2
Plot Size:	6000 m2

IN BRIEF

Charming 167m² house in the Cher valley with a lovely 8X4 swimming pool Close to Beauval zoo and 6000m² of peaceful grounds Near Saint Aignan sur cher, Selle sur cher, and Chatillon sur cher This single-storey villa comprises: an entrance hall (4.09 m²), a hallway (5.76 m²), a corridor (6.17 m²), a living room with fitted and equipped kitchen (54.49 m²), bedroom 1 (10.34 m²), a shower room (8.14 m²), a WC (1.93 m²), bedroom 2 (11.13 m²), bedroom 3 (12.32 m²), bedroom 4 (10.41 m²) with dressing room (6.21 m²) and shower room (4.98 m²) and bedroom 5 (13.54 m²).

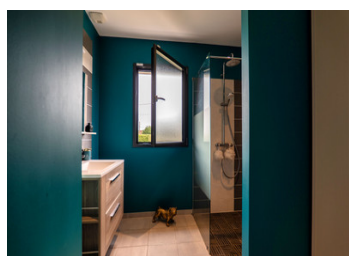


ENERGY - DPE



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: 2092 EUR

NOTES

DESCRIPTION

Blois Chambord for this magnificent single-storey villa of 167.00 m² and its 68 m² poolhouse. This villa features an 8x4 heated outdoor swimming pool, set in 6,000 m² of land in Chatillon-sur-Cher, in a quiet location close to Beauval Zoo and free from any nuisance.

The poolhouse of this villa (68.00 m²) comprises a large main room with beautiful beams, a bar, a WC and a garage (with automatic door) of 23.00 m².

MY OPINION: luxurious, bright, spacious, ... in impeccable condition. You'll love putting down your suitcases. Underfloor heating, pellet stove and reversible air conditioning. Thermodynamic hot water tank and solar water heater. Aluminium double-glazed windows throughout the property. Mains drainage. Central hoovering. Electric gate and videophone. Mechanical clay tile roofs. The poolhouse has reversible air conditioning. The main villa has a one-car garage with automatic doors (30.30 m²). Alarm system. The property has a vegetable garden and henhouse.

MY ADVICE: Close to Beauval Zoo (15 km), Noyers-sur-Cher station, all shops and services (11 km), and the A85, this is a truly rare property. Perfectly suited to Parisians with children for a second home, or even a retired couple as everything is on one level. First come, first served.

A second house of around 120.00 m² will be for sale next door. It will be completely new, with high-quality materials. It will comprise two bedrooms, a shower room, an attractive fitted and equipped kitchen, a utility room and a living room with a large bay window. It...