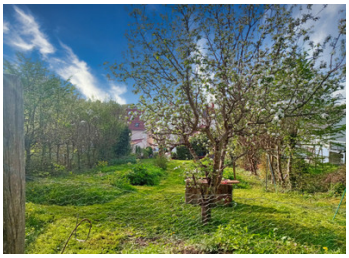
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28412NBO36 Price: 149 500 EUR

agency fees to be paid by the seller

Character 2/3 bed house, village centre with garden and garage, close to Saint Aignan sur Cher



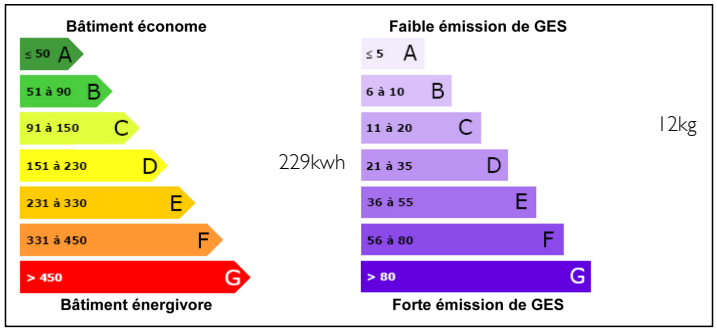
INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	843 m2

IN BRIEF

This lovely character property has 2/3 bedrooms and a large open-plan living room. Situated in the centre of a pretty village with amenities on the doorstep, it is just 13km from the popular tourist destination of Saint Aignan sur Cher. Here there are plenty of shops, bars, restaurants, large supermarkets, and a mainline train station. The city of Tours, with airport served by Ryanair, and TGV, is 83km from the property (on the motorway 1 hour), whilst Châteauroux, also with airport, is just 50km away.

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.

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LOCAL TAXES

Taxe foncière:	**580 EUR**

NOTES

DESCRIPTION

The property is in very good condition inside and out, with a garage and garden to the rear.
On the ground floor there is a W.C. off the entrance hall, a bright and airy L-shaped open-plan living room with wood burner. There is a lovely country cottage style kitchen with appliances and a bathroom plus W.C.
On the first floor there is a W.C., good-sized mezzanine and a large bedroom, both with wood flooring and plenty of light.
On the second floor, the ceilings are sloping. There is an L-shaped bedroom and W.C., plus a smaller room currently used as a children's bedroom.

Outside there is a driveway arriving at a garage with attic space. Behind this there is a gently sloping garden with a wooden shed and chicken hut. Descending stone steps, there is also a lovely wine cellar without any humidity, situated below the house.
This is a great family home or a lock-up and leave holiday home close to all the attractions of the Loire Valley.

Things to note:

DPE class D
Town gas
New condensation boiler installed 2022
Double glazing
Fibre connected
Mains drains
Close to village shop/bistro
Beautiful fishing lake in the village with a beach / swimming in the summer

Ground floor:

Entrance hall
W.C. with handbasin
Living room with wood burning stove 3.3x5, 2.8x3.4 - 27m2
Kitchen 16m2