

Pretty architect-designed house in Blois of 203m not overlooked with a lovely swimming pool and pool house of



## INFORMATION

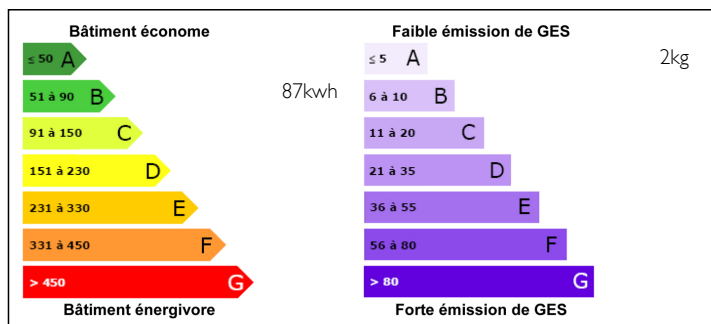
Town:	Blois
Department:	Loir-et-Cher
Bed:	4
Bath:	2
Floor:	203 m2
Plot Size:	3303 m2

## IN BRIEF

Property of 203m<sup>2</sup> & 3003m<sup>2</sup> of land with a lovely swimming pool This is an architect-designed house where you can put down your suitcases Not overlooked and very quiet environment In the Blois area, highly sought after for its proximity to shops Ask for our many photos and our 360



## 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

This beautiful 203.00 m<sup>2</sup> property on 3303 m<sup>2</sup> of land, with heated swimming pool, is located in Blois, in the "chic districts".

This single-storey property comprises: an entrance hall (7.83 m<sup>2</sup>), a living room (almost 48.13 m<sup>2</sup>), a fitted and equipped kitchen (17.45 m<sup>2</sup>), a utility room (13.43 m<sup>2</sup>), a laundry room (19.22 m<sup>2</sup>) and a tiled two-car garage (51.00 m<sup>2</sup>). Also on the ground floor: bedroom 1 (12.67 m<sup>2</sup>), bathroom with shower (7.28 m<sup>2</sup>), corridor (5.34 m<sup>2</sup>), WC 1 (1.23 m<sup>2</sup>), bedroom 2 (12.19 m<sup>2</sup>), bedroom 3 (13.00 m<sup>2</sup>), a study (10.24 m<sup>2</sup>), a corridor (2.58 m<sup>2</sup>), a WC 2 (1.60 m<sup>2</sup>), a dressing room (10.16 m<sup>2</sup>), a shower room (7.15 m<sup>2</sup>) and a bedroom 4 (13.39 m<sup>2</sup>).

MY OPINION: a UNIQUE opportunity! Quiet, pretty, in the countryside, with a heated swimming pool, ... the property is very spacious, both inside and out, and everything has been carefully thought out! The decor, although fairly standard, allows you to add your own personal touch. Underfloor heat pump heating. Thermodynamic hot water tank. Water softener. Double-glazed wooden frames. Roller shutters. Slate roof. Septic tank (compliant). Bean-shaped swimming pool heated by heat pump. Property tax: 3,950

euros

The land is fully fenced and planted with trees. The property has a poolhouse (slate roof) for storing various items. Alarm system. The property faces due south. Electric gate with videophone.

MY ADVICE: this is a really lovely property. Ideally situated. If you're looking for a quiet, unspoilt, chic location close to...

## LOCAL TAXES

Taxe foncière: 3950 EUR

## NOTES