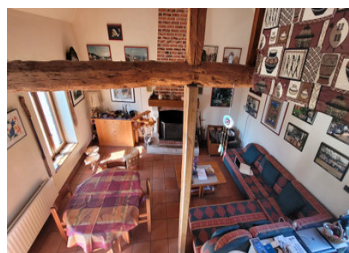


Pretty longère built in 1870 & 1 gîte Blois/Beaugency area in Oucques with all amenities Quiet & magnificent



INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	3
Bath:	2
Floor:	190 m2
Plot Size:	3600 m2



IN BRIEF

Magnificent 1850 farmhouse and wooden gîte adjoining the 190m² house on 3510m² of land Potential rental income

Superb idyllic setting for this house in Beauce Châteaudun Blésoise & Vendôme (bordering 28 Eure et Loir)

Ask for our photos (60+) on our Agency Leggett Centre Val de Loire

an incredible panorama, 1h30 from Paris

This little corner of Paradise is waiting for you!

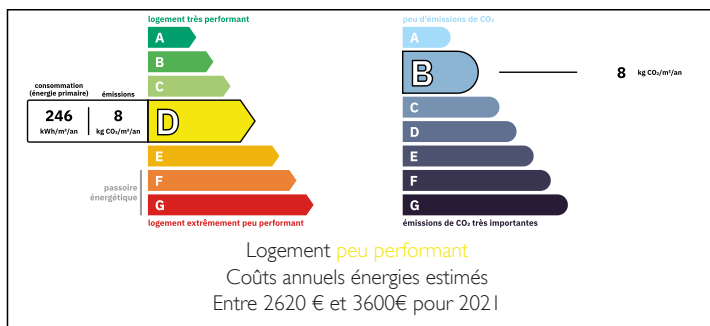
All convenience stores in OUCQUES

I await you for a visit & any further information

Bruno Debain Leggett advisor

Châteaudun 24,4 km Blois 36,6 km Vendôme 26,6 km Orléans 54,7 km Paris 162 k

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: 1081 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Near Vendôme. In the heart of the Beauce and in a superb natural setting, LEGGETT immobilier invites you to become the owner of an estate consisting of approximately 3510 m² of land with a pond, fruit trees, a variety of shrubs, bamboo and a warm Japanese-inspired Ryllan-Ji garden to bring you serenity. This estate comprises a 19th-century farmhouse renovated using quality materials, with 1 bedroom, 1 living room with fireplace, 1 kitchen, 1 bathroom and 1 toilet on the ground floor and 1 shower room, 1 bedroom and 1 large patio on the first floor. A second house can be converted into an operational gîte with a games room, 1 open-plan kitchen with dining room, 1 lounge with bed, 1 shower room, WC and a mezzanine. This property of around 190 m² could become your stronghold with an incredible panorama, 1h30 from Paris Montpamasse by TGV to Vendôme in 42 minutes! This little corner of paradise is waiting for you!

Contact us to visit...

This little corner of paradise is waiting for you! Book available on request...

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