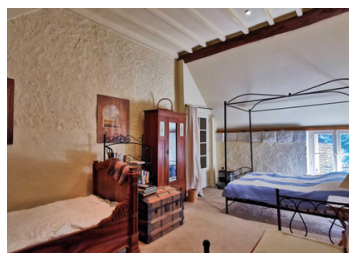


Two character houses in a quiet hamlet, indoor pool, surrounded by châteaux/vineyards, St Aignan sur Cher 41



INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	6
Bath:	5
Floor:	292 m2
Plot Size:	1651 m2

IN BRIEF

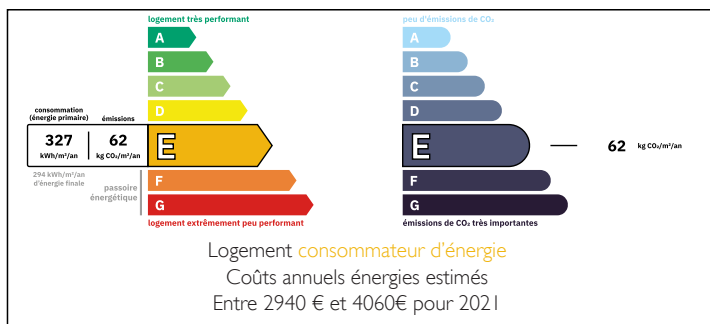
This beautiful character property has two stone houses, an indoor pool, and sits in a quiet hamlet with views across the vineyards.

Situated in the middle of all the château of the area and the famous zoo Beauval, which area popular tourist destinations all year round.

The town of Saint Aignan sur Cher is just 7km from the property, where there are plenty of shops, bars and restaurants. There is also a mainline train station, large supermarkets, and DIY shops.

The city of Tours, with airport served by Ryanair and TGV links, is 70 km from the 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.



LOCAL TAXES

Taxe foncière:	2967 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The first house has a bedroom/reception room and a shower room on the ground floor, as well as three bedrooms on the first floor, one with a private shower room.

The kitchen has a feature stone fireplace and good quality fitted cupboards. The living room is light and spacious with a wood burner in the stone fireplace.

The second house has a bedroom and shower room downstairs, along with a lovely cozy living room with an open fireplace, and a country style fitted kitchen with dining area.

Upstairs there is another very large living room with plenty of character and a wood burning stove. A corridor leads to two bedrooms, one with access to a lovely large bathroom.

The heated indoor saltwater pool is accessed from either front or side doors and the room features wooden beams, stone walls, and lovely views. There is plenty of room to add a table and chairs or sun loungers.

Outside there is a garden overlooking the vines and rolling hillside. A large undercover terrace gives great views over the hillside and is accessed from one of bedrooms or an exterior staircase.

To the front of the property there is a good-sized gravelled courtyard, a large summer kitchen/open garage, small outbuildings and a workshop/sewing room next to the boiler room.

Across the small lane is a large open barn and a small vegetable garden.

This is a beautifully renovated property that lends itself to all sorts of possibilities. A ready to move into; holiday home, family...