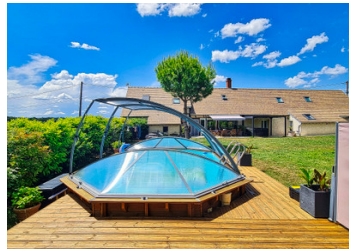


Charming 5-bedroom house with separate guest cottage to renovate, lovely garden and swimming pool near Orléans



INFORMATION

Town:	Orléans
Department:	Loiret
Bed:	5
Bath:	1
Floor:	200 m2
Plot Size:	2738 m2



IN BRIEF

LEGGETT Immobilier Centre Val de Loire presents,
through estate agent Bruno Debain, your second
home or main residence, ready and waiting for you
to move in.

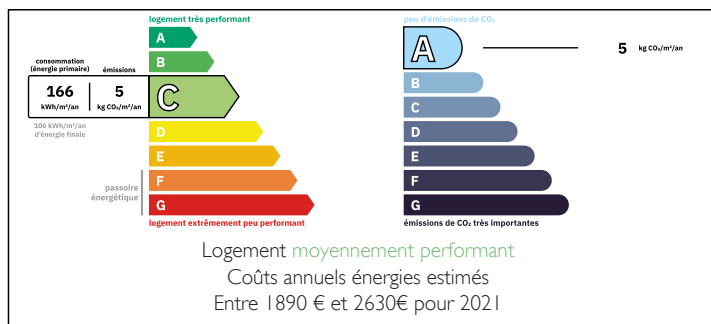
Ask for our 360° photos and our extensive photo gallery.

In a quiet little hamlet with no views from your few neighbours & two minutes from the village.

Property complex near Bellegarde & Montargis & 1½ hours from Paris. 1st house of 187m² & 2nd house to restore of approximately 50m² on a plot of 5138m².

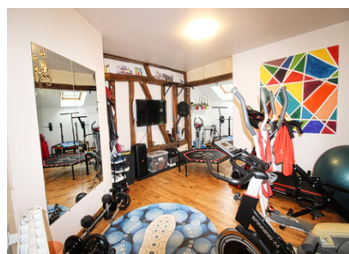
Magnificent, fully restored farmhouse of 187m², 5 bedrooms, 1 large, bright and spacious living room with large bay windows overlooking the enclosed garden with trees that provide shade all year round. Access to the A19 motorway near Bellegarde 7 km, Montargis 16 km, Orléans 57 km, Paris 127 km and 1 hour 30 minutes 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.



DESCRIPTION

This property complex is just a few minutes from the village centre with its small shops. Charming 5-bedroom house with separate gîte to renovate, lovely garden and swimming pool. Near Bellegarde town centre.

The second old house is to be restored to your taste and would be ideal for those who enjoy renovation projects, either for your family or for seasonal or permanent rental.

The garden enjoys beautiful sun exposure from morning to evening, allowing you to enjoy the magnificent sunset and the semi-inground swimming pool made of exotic wood.

A furnished and equipped garden shed for your aperitifs.

The house is equipped with solar panels, an awning, a jacuzzi and a carport for two cars.

Large living room with fitted kitchen opening onto the lounge Xm2. Underfloor heating

Wood-burning stove and reversible air conditioning on the ground floor plus bedrooms upstairs

2 bathrooms, 3 toilets (2 on the ground floor, 1 upstairs)

5 bedrooms and 1 study or (4 bedrooms, 1 study and 1 gym) Solid wood flooring

A shed.

Large 50m² terrace with awning.

6.40m x 4.20m swimming pool with wooden terrace and technical room.

A bar (pool house) with LED interior/exterior lighting.

16 solar panels for self-consumption.

A carport.

A cellar.

NOTES

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