

Spacious 4/5-bedroom house with guest accommodation, sauna & jacuzzi, near St-Aignan-sur-Cher, Loire Valley 41



INFORMATION

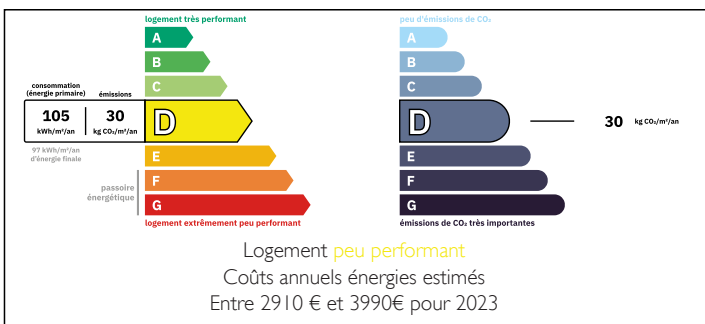
Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	8
Bath:	4
Floor:	170 m ²
Plot Size:	5050 m ²

IN BRIEF

Set in the heart of the Loire Valley, close to the popular tourist destination of St-Aignan-sur-Cher, this impressive 4/5-bedroom house built in 2010 offers exceptional space, flexibility, and income potential. The property also benefits from additional independent 2-bed accommodation in the sous-sol and a studio suitable for up to 4 people, making it ideal as a family home, holiday rental, or tourism-focused investment.

Just 3 km from St-Aignan-sur-Cher, the property is close to cobbled streets lined with shops, bars, restaurants, and large supermarkets, as well as a mainline train station. The city of Tours, with TGV connections and airport, is approximately 67 km away, and the A85 autoroute is easily accessible at 7 km, ensuring excellent transport links.

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

Located in a quiet country lane, the house enjoys a peaceful setting with woodland to the rear and open fields to the front, while remaining within easy walking distance of the charming village of Seigy, with a bar-tabac and local amenities. The property is surrounded by the iconic châteaux of the Loire Valley, renowned vineyards, and is just minutes from the world-famous ZooParc de Beauval, one of France's top tourist attractions.

The main house offers bright, well-proportioned living spaces, while the lower-level accommodation provides excellent privacy for family. Additional features include a sauna, jacuzzi, garage, and generous outdoor space, perfect for relaxation or entertaining visitors.

This unique property represents a rare opportunity to acquire a large family home with guest accommodation in the Loire Valley, ideal for holiday rentals, B&B, or multi-generational living in one of France's most popular tourist regions.

Main house 154m²

Ground floor:

Entrance hall 10m² with W.C and access to sous-sol
Open-plan living room 3.5x8.6=31m²/dining room 3.4x4.2=14.8m²with wood burning stove – total of 45.8m²

Kitchen 4.1x4.7 – 19m²

Study or bedroom 3.6x3.5 – 13m²

First floor (all measurements taken at a height of 1.8m, floor surface is area larger):

Mezzanine 10.8m²

Bedroom 10m²

Bedroom 18.5m² with private shower room/W.C

Bedroom 8m²

Bedroom 8m²

Shower room with W.C 6m²

Sous-sol (there are no windows/natural light on this

LOCAL TAXES

Taxe foncière: 2090 EUR

NOTES