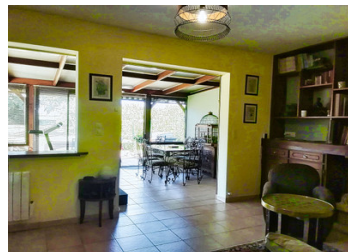
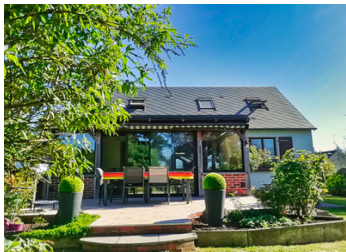


Near Chambord: a lovely 3-bedroom house in a quiet location with pleasant views; shops in Mer/Beaugency. Ask f



## INFORMATION

Town:	Mer
Department:	Loir-et-Cher
Bed:	3
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	1400 m <sup>2</sup>

## IN BRIEF

Leggett Immobilier Centre-Val de Loire & Bruno Debain are pleased to present this property. Ideal as a second home or main residence, offering 360° views.

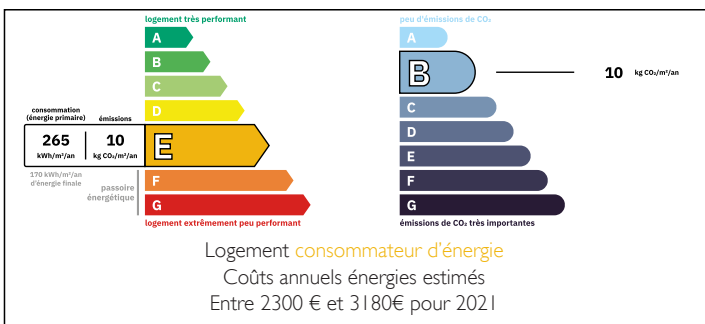
In the heart of the village (41500) and just 800 metres from the Loire à Vélo cycle route.

A very attractive 110 m<sup>2</sup> house, fully renovated by the owners since 1999, nestled in a quiet location with no view of neighbours and set back from a small lane.

3 bedrooms, 1 living room, 1 conservatory/living room, a lovely south-west facing terrace, 1 room with a sauna, 1 former dovecote/storage room  
15–20 minutes from the Château de Chambord 41500

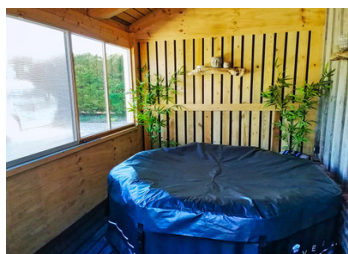
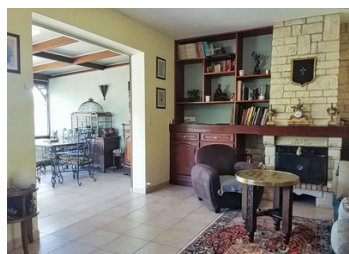
Access to the motorway and all local amenities in Mer and Beaugency

## 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

House built in 1962 with a floor area of approximately 110m<sup>2</sup> & comprising:

### INTERIOR

1 very bright conservatory with electric blinds, facing south/west with views over the terrace and garden & no overlooking neighbours

3 bedrooms, one of which is on the ground floor, 1 living room with a closed-hearth fireplace, tiled floor, wooden staircase, 1 bathroom and a separate toilet on the ground floor

### UPSTAIRS

1 landing/mezzanine with a study area, 1 shower room with a toilet, and two bedrooms at the far end facing south/west, each fitted with a skylight

### EXTERIOR & GARDEN & NO OVERLOOKING NEIGHBOURS & QUIET LOCATION

Videos are currently being produced

Very attractive 1,400m<sup>2</sup> garden with trees and flowers, lawn

Barn/3-car garage (60m<sup>2</sup> x 2) with concrete floor and wooden staircase, plus an upper floor to be converted and insulated, wooden flooring and two skylights to let in light / electric garage door

1 fixed stone barbecue

Mains drainage in the village

Fibre optic broadband installed

Veranda built in 2001

Electric hot-water radiator

Slate roof recently re-tiled

Wooden shutters

Kitchen with solid wood units

May be sold with a list of available furniture

## LOCAL TAXES

Taxe foncière: **977 EUR**

Taxe habitation: **EUR**

## NOTES

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