

A lovely house built in 2004, offering 160m of living space on one floor, near Blois



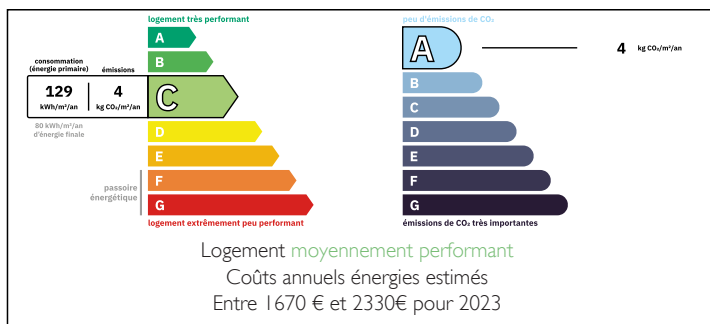
INFORMATION

Town:	Cour-Cheverny
Department:	Loir-et-Cher
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	2014 m2

IN BRIEF

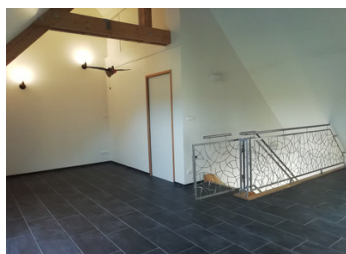
LEGGETT Immobilier Bruno Debain presents this property in the Centre-Val de Loire region. A very attractive 3-bedroom house: in a very quiet area, 1.5 km from the town centre with all its amenities (doctors, nurses, dentist, pharmacy, bank, shops, primary schools, etc.). For sale: a 160 m² house on a fully enclosed plot of 2,014 m², with a 3.85-metre sliding gate, two parking spaces and access to the garage. Detached house built in 2004 with air-to-water heat pump heating (underfloor heating on the ground floor and in the attic) + a 6 kW wood-burning stove in the centre of the living room. On the ground floor: entrance leading to a 45 m² living/dining room with cupboard under the stairs, a fitted and equipped 'separate' kitchen (11 m²) with ceramic hob, electric oven and dishwasher, pantry, toilet, master bedroom with...

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

A very attractive property in a very quiet area, 1.5 km from the town centre with all its amenities (GPs, nurses, dentist, pharmacy, bank, shops, primary schools, etc.). For sale: a 160 m² house set on a fully enclosed plot of 2,014 m², featuring a 3.85-metre sliding gate, two parking spaces and access to the garage. Detached house built in 2004 with air-to-water heat pump heating (underfloor heating on the ground floor and in the attic) plus a 6 kW wood-burning stove in the centre of the living room. On the ground floor: entrance leading to a 45 m² living/dining room with cupboard under the stairs, a fitted and equipped 'separate' kitchen (11 m²) with ceramic hob, electric oven and dishwasher, pantry, toilet, master bedroom with walk-in wardrobe (16 m²) + en-suite bathroom with corner bath (7.75 m²), access to the first floor via a staircase in solid ash with solid oak risers, custom stainless steel banister with a gate on the landing: large landing, two bedrooms with a large adjoining playroom, a shower room with shower and toilet, solar-powered roller shutters on the roof windows. * New 200-litre hot water tank (December 2024) for the kitchen and bathroom, * 100-litre hot water tank for the upstairs shower room * recent mechanical ventilation system, * tiled garage adjoining the house, * alarm system throughout! Outside: 80m² rough-cast concrete terrace with arbour, woodshed, 19.90m² garage/garden shed. Chicken coop currently occupied

The house is heated by an...

LOCAL TAXES

Taxe foncière: 1201 EUR

NOTES