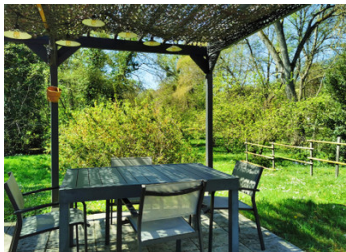


Striking architect-designed home, 3/4-beds in the heart of a thriving village between Montrichard & Amboise.



## INFORMATION

Town:	Montrichard Val de Cher
Department:	Loir-et-Cher
Bed:	3
Bath:	2
Floor:	156 m <sup>2</sup>
Plot Size:	4380 m <sup>2</sup>

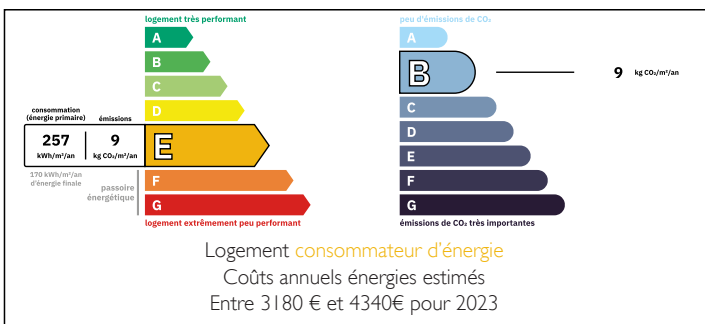


## IN BRIEF

Ideally positioned in the heart of the Loire Valley, just 10km from Montrichard and 16km from Amboise, this beautifully designed property combines contemporary style with a warm and welcoming atmosphere—perfect for family life or a holiday retreat.

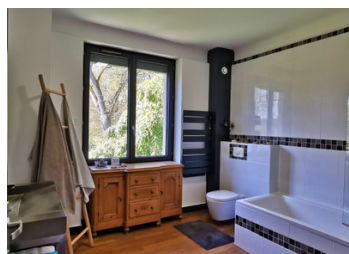


## ENERGY - DPE



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

The ground floor boasts a large, spacious living room along with an impressive open-plan kitchen and dining area, all flooded with natural light from large dual-aspect windows and offering excellent flow throughout. A separate, cosy living room with a wood burner provides the perfect space to unwind.

Upstairs, you'll find three generously sized bedrooms along with a spacious dressing room, easily adaptable as a fourth bedroom, home office, or study.

A substantial sous-sol adds valuable additional space, ideal for storage or a workshop.

Outside, the property continues to impress with a private courtyard and garage, a sunny terrace ideal for outdoor dining, and a secluded rear garden bordered by a charming stream—creating a peaceful and picturesque setting.

Set in a vibrant village with a beautiful park and within easy reach of the Loire Valley's renowned attractions, this is a rare opportunity to acquire a stylish and flexible home in one of France's most sought-after regions.

Ground floor:

Entrance/conservatory

Kitchen/dining area 5.7x4.9 - 27.5m<sup>2</sup>

Living room 3.9x6.7 - 23.5m<sup>2</sup>

Cosy sitting room with woodburner 3.9x4.1 - 16.3m<sup>2</sup>

W.C.

Shower room with walk-in shower 5.6m<sup>2</sup>

First floor:

Mezzanine

Bathroom with W.C. 9.3m<sup>2</sup>

Bedroom 3.6x3.9 - 14.5m<sup>2</sup>

Bedroom 4.9x3.8 - 19m<sup>2</sup>

Bedroom 4x3.9 - 15.6m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1824 EUR

Taxe habitation: EUR

## NOTES