

Beautifully appointed 6 bedroom family house set in woodland with river and tennis court, just 1h40 from Paris



INFORMATION

Town:	Pithiviers-le-Vieil
Department:	Loiret
Bed:	6
Bath:	5
Floor:	343 m2
Plot Size:	29274 m2

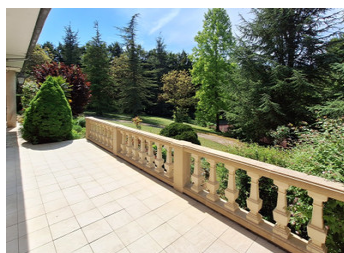
IN BRIEF

Set within 2.9 hectares (just under 7 acres) of private, unspoiled natural grounds crossed by its own river, this spacious residence could give you the lifestyle you're looking for, combining privacy, space to entertain, peace and tranquility.

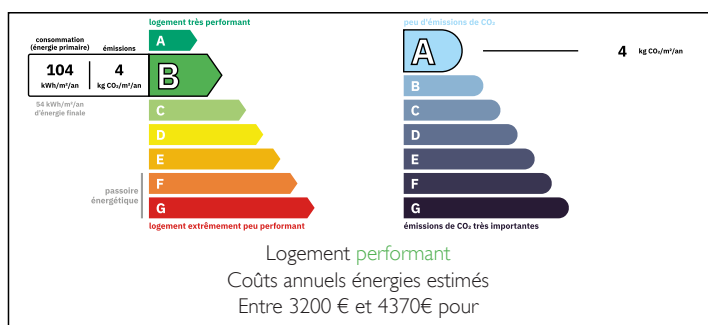
Located 40 minutes from Orleans and 1h40 from Paris it is ideal for either a permanent home or a second home. The village is just minutes away, and has schools, bakery, shops, and a restaurant.

The house itself is a spacious 343m2 which include 6 bedrooms, 2 on the ground floor. There are ideal entertaining spaces, including the 72m2 sitting room with exposed beams and a fireplace, and a well appointed kitchen / dining room opening directly onto the garden.

Whilst a decorative update would make the property even more desirable, it is very functional, and offers an excellent energy efficiency rating...

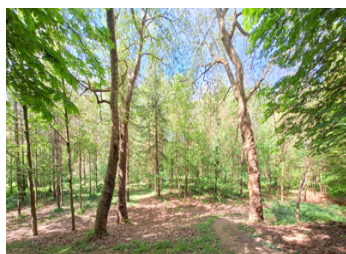


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 3000 EUR

NOTES

DESCRIPTION

- A rare natural setting

The property immediately stands out for its exceptional environment.

The 2.9-hectare grounds combine open lawns, mature trees, a wooded area and a river flowing through the land, creating a peaceful and highly sought-after setting.

A tennis court renovated in 2018 and two terraces positioned to enjoy the garden throughout the day complete the outdoor features.

Total privacy, yet only minutes from shops, schools and services.

- A spacious family home

The house offers 343 sqm of living space across three levels.

From the entrance, the layout flows naturally into a 72 sqm living room, the heart of the home, featuring a closed-hearth fireplace and exposed beams.

Bright and dual-aspect, this space is ideal for both entertaining and everyday living.

The ground floor also includes:

A separate kitchen
Two bedrooms (11 sqm and 24 sqm)
A shower room with walk-in shower
Two independent WCs

- Upstairs accommodation

Upstairs, four additional bedrooms provide flexible accommodation.

Most include their own washbasin and shower, making the layout ideal for large families or guest