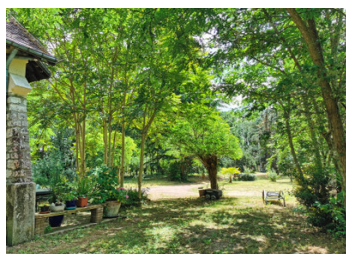
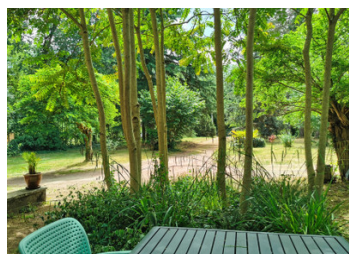


Character 2-Bedroom Home in a quiet lane, in the Heart of the Loire Valley, St Aignan sur Cher



INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	2
Bath:	2
Floor:	106 m2
Plot Size:	2826 m2



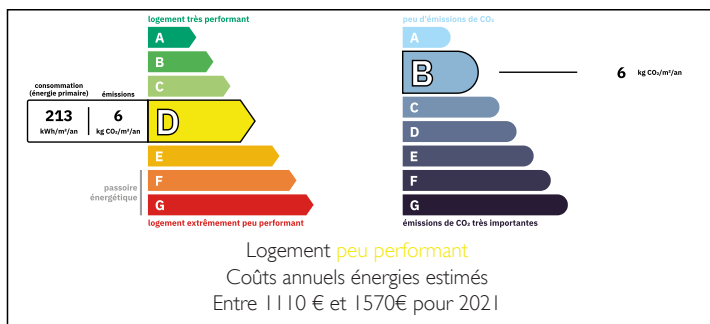
IN BRIEF

Ideally located on a quiet lane just outside the centre of Saint-Aignan-sur-Cher, this beautifully restored two-bedroom property offers peace, privacy and convenience in one of the Loire Valley's most sought-after locations.

The vibrant town of Saint-Aignan, situated on the banks of the picturesque River Cher, is less than 2 km away and provides all everyday amenities, including shops, restaurants, cafés, schools and healthcare facilities. The town is renowned for the world-famous Beauval Zoo and is perfectly positioned for exploring the Loire Valley's magnificent châteaux, vineyards and historic towns.

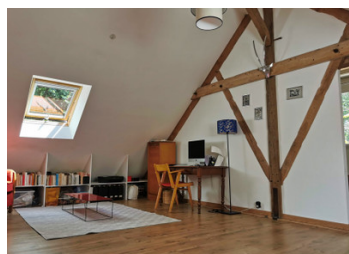
Accessibility is excellent, with a mainline railway station just 900 metres from the property, providing connections to the French rail network and TGV services. The city of Tours, with its international airport, is approximately 60 km away by road.

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

Set within attractive mature gardens close to St Aignan sur Cher, the property is surrounded by established trees and shrubs that provide shade, privacy and a tranquil setting throughout the year.

The ground floor offers a bright and welcoming open-plan living space featuring a modern fitted kitchen and comfortable lounge area. An attractive stone wall and wood-burning stove create a warm focal point and add even more character to the room. To the rear of the house are a shower room, separate WC and a second entrance incorporating a practical utility area.

Upstairs, a spacious mezzanine landing leads to two bedrooms together with a second shower room and WC, creating comfortable accommodation for family and guests.

Outside, a delightful terrace overlooks the front garden, providing the perfect spot for outdoor dining and entertaining. A second, more secluded terrace at the rear enjoys lovely views over the garden and offers a peaceful retreat to follow the sun throughout the day.

Completing the property is a garage and a highly useful workshop, ideal for storage, hobbies or DIY projects, plus a sous-sol with a small garage and a cave.

PLEASE NOTE:

There is a quote for work on the roof of 25 000€, which has been taken into account in the asking price - property price was previously 25 000€ higher. There are no leaks from the roof, but it will need to be changed in the near future to prevent any problems.

Double glazing recently installed in 2022.
Reversible airconditioning - 5...

LOCAL TAXES

Taxe foncière: 1625 EUR

NOTES