

A charming 1930s residence near Vendôme; 41 & 72 TGV to Paris in 42 minutes LEGGETT 360 property view



## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Couture-sur-Loir |
| Department: | Loir-et-Cher     |
| Bed:        | 4                |
| Bath:       | 1                |
| Floor:      | 130 m2           |
| Plot Size:  | 9837 m2          |

## IN BRIEF

A very pretty, charming house dating from 1930, full of character and set in an exceptional location on the banks of the River Loir, straddling the 41800 and 72340 postcode areas, with a small pond and wooded grounds featuring beautiful trees.

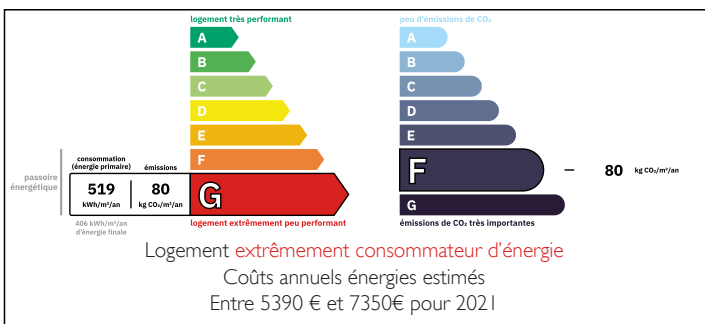
In the Sarthe Valley and the Perche Vendômois region. A second home of 130m<sup>2</sup> with wooded grounds of 9,887m<sup>2</sup>

Bruno Debain, estate agent for the Centre-Val de Loire region in Chambord, presents this property: view the 360° tour at LEGGETT Immobilier, 41000 Loir-sur-Cher.

The ground floor comprises 4 bedrooms, 1 living/dining room, a kitchen, 2 bathrooms, 1 carport, 1 garage and a pond or small lake set within grounds of nearly one hectare.

Discover its authentic charm and enjoy the natural surroundings

## 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 charming house with a pond and a terrace over the water An exceptional natural setting Nestled in the heart of an unspoilt setting, this elegant, characterful house offers a rare living environment, where nature and water combine to create a unique and soothing landscape.

The charm is evident from the moment you arrive: spacious, harmonious rooms, a light-filled façade, wooden shutters in warm tones... an authentic atmosphere, typical of beautiful country homes.

An exceptional outdoor setting

The property's true appeal is revealed outside: Magnificent wooded grounds, offering privacy and serenity

Private pond, a true haven of peace

Direct access to the water via the River Loir (41)

Terrace overlooking the river channel, ideal for moments of relaxation

Lush green surroundings with no direct neighbours opposite

A privileged setting, perfect for contemplation and moments of tranquillity

The property boasts a harmonious architectural style full of character:

Traditional roofing enhancing its authenticity

A property with endless potential

A main residence in the countryside

A charming second home

Accommodation project (holiday cottage, holiday let, guest house)

The extras that make all the difference

A rare property with its own private water feature

A terrace right on the water's edge

A wooded park offering peace and privacy

Charm and harmony throughout

Strong potential for value appreciation

A unique location for nature lovers

A secluded spot, combining authenticity with a relaxed way of life, where every season reveals a new atmosphere.

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe foncière: **797 EUR**

## NOTES