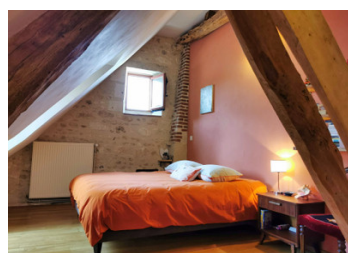
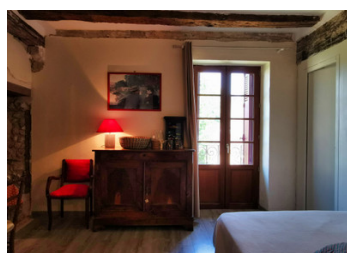


Historic 4-bed Character Property nr St Aignan-sur-Cher & Montrichard - gardens, parking, Loire Valley



INFORMATION

Town:	Montrichard Val de Cher
Department:	Loir-et-Cher
Bed:	4
Bath:	2
Floor:	144 m2
Plot Size:	550 m2



IN BRIEF

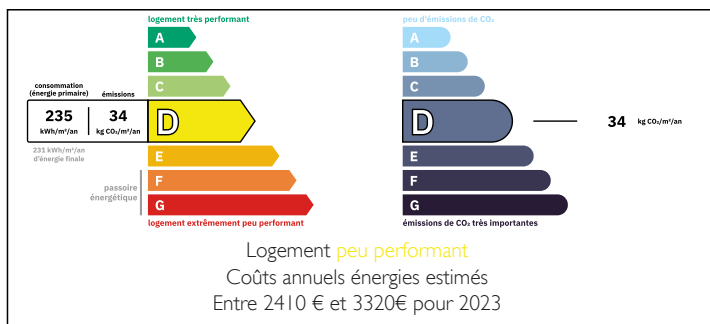
Located in the centre of the charming village of Monthou-sur-Cher, close to St Aignan sur Cher & Montrichard, this historic character property is a former presbytery, with parts of the building dating back to the 17th century.

With village amenities quite literally on your doorstep, daily essentials are within easy reach. The village grocery shop provides fresh bread and pastries each morning, and there is also a post office and a welcoming restaurant-bar within walking distance. Just a two-minute stroll from the property is a beautiful village park with a fishing lake.

Monthou-sur-Cher is ideally situated for exploring the many attractions of the Loire Valley. Surrounded by forests and vineyards, it lies just 10 km from the popular riverside town of Saint-Aignan-sur-Cher and The lively market town of Montrichard is also only 10 km away.

The A85 motorway exit,...

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

Rich in history and authentic French charm, it enjoys an enviable position in one of the Loire Valley's most sought-after areas, renowned for its châteaux, vineyards, forests and year-round tourism.

Thanks to the region's enduring popularity with visitors throughout the year, the property would make an excellent holiday home and also offers strong potential for seasonal rental income.

The main entrance is accessed via an exterior staircase leading to the first floor. This level comprises a kitchen and living room opening onto a charming cobbled stone balcony that runs the full length of the house. There are also two bedrooms and a bathroom on this floor, together with a separate WC. Please note that one of the bedrooms is currently accessed through the other.

The second floor offers a spacious mezzanine area, ideal as a study, reading room, occasional guest accommodation or relaxation space. This floor also includes a dressing room/storage area, a beautiful shower room, two further bedrooms and a separate WC. In total, the property offers four bedrooms, with additional sleeping accommodation possible on the mezzanine if required.

On the ground floor is an additional reception room with its own independent exterior access. To the rear of the property are approximately 47 m² of workshop and storage rooms, currently separate from the main accommodation but easily reconnected if desired.

These spaces offer exciting possibilities for further development, whether as additional living accommodation, a guest suite, home office, artist's studio, workshop or holiday rental space, subject to any...

LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES