

A Solognot estate to develop • 25 ha & outbuildings totalling over 350 m Near Beauval Zoo & 1 hour Chambord.



INFORMATION

Town:	Romorantin-Lanthenay
Department:	Loir-et-Cher
Bed:	3
Bath:	1
Floor:	175 m2
Plot Size:	250950 m2

IN BRIEF

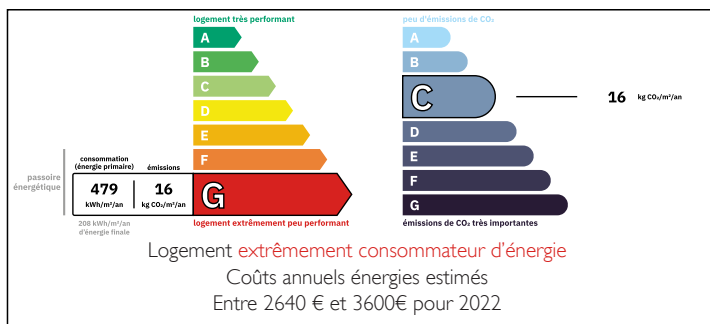
LEGETT Estate Agents and Bruno Debain, estate agent for the Centre-Val de Loire region / Chambord, are pleased to present:

SOLOGNE – 350 m² farmhouse set on 25 ha, featuring a river and outbuildings

An additional 175 m² to be converted; a 100 m² barn; a 215 m² hangar; two glazed workshops; roofs re-tiled in 2016 as a single unit; a river and lake; hunting grounds; near Romorantin. A rare property offering exceptional potential for a hunting estate, an equestrian estate, to set up a tourism business or as a large family home in the heart of the Sologne.

The A85 motorway and Beauval Zoo are nearby in the Cher Valley.

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

SOLOGNE – 25-HECTARE ESTATE IN NEED OF RENOVATION – NEAR ROMORANTIN

In the heart of the Sologne, just a few minutes from Romorantin-Lanthenay, discover this superb old farmhouse and its land covering nearly 25 hectares in a single block.

The property comprises a farmhouse with 175 m² of living space, former stables and barns offering a further 175 m² to be converted, as well as a beautiful barn of around 100 m² with remarkably high ceilings, ideal for a wide range of projects.

The property is complemented by two glazed workshops, each measuring 30 m², a 215 m² metal-framed shed, and various traditional outbuildings (chicken coop, pigsty, etc.).

The roofs were completely re-thatched in 2016, providing a sound foundation for your project.

The land, bordered by a river, is typical of the Sologne region: coppice woodland, meadows, conifers, poplars, farmland and wetlands alternate within a preserved natural environment. A small wild lake, ducks, roe deer, wild boar and small game all contribute to the richness of this estate.

Key features:

175 m² farmhouse

An additional 175 m² to be converted

100 m² barn

215 m² shed

Two glazed workshops

Roofs re-tiled in 2016

25 hectares in a single block

River and pond

Hunting grounds

Near Romorantin

A rare property offering exceptional potential as a hunting estate, an equestrian centre, a tourist attraction or a large family home in the heart of Sologne.

SOLOGNE – 350 m² farmhouse on 25 ha with a river and outbuildings

Rare! 25-hectare estate in Sologne – Farmhouse, barn, outbuildings

25 ha in a single...

LOCAL TAXES

Taxe foncière: **3276 EUR**

NOTES