



## Detached House and Outbuilding set in Five Hectares



### Information de l'agent

|                   |   |
|-------------------|---|
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| Expérience since: |   |
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| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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### Détails de l'annonce

|              |             |
|--------------|-------------|
| Propriété à: | Vendre      |
| Prix:        | EUR 222,000 |

#### Location

|                       |                     |
|-----------------------|---------------------|
| Pays:                 | France              |
| État/Région/Province: | Centre-Val de Loire |
| Ville:                | Nevoy               |
| Indicatif régional:   | 45500               |
| Soumis:               | 29/04/2024          |

#### Description:

Property on over Five Hectares of land (5ha 64a 55ca) near to the town of Nevoy Discover this pretty building to renovate to your taste, which has retained its soul of an old farmhouse with its exposed beams. Time has had no influence on this beautiful property. Without noise or vis-a-vis! You will be seduced by its green and peaceful setting, immersed in nature and will enjoy a friendly outdoor space for moments of relaxation and leisure with family or friends around a beautiful pond. It is made up of a hangar, outbuildings including a barn which gives it its old charm which can accommodate camper vans or simply to be able to work outdoors while being sheltered. Without forgetting the Well.

You enter the 130m<sup>2</sup> house through the living room of more than 33m<sup>2</sup> with fireplace, fitted kitchen with exterior access to the terrace, pantry and cellar, 2 bedrooms, bathroom and toilet. Attic.

Electric boiler, single-glazed windows, septic tank to be reviewed, we are obviously in F. Property tax 1519. Outside you will find an old kitchen and a room that can be used as a bedroom or games room.

This exceptional property is located less than two hours from Paris, in a privileged environment at the gates of Sologne, what's more, numerous adjoining plots that can accommodate horses and even



accommodate them in the 3 boxes.

IN THE MAIN or SECONDARY RESIDENCE, for nature lovers, hiking, cycling or fishing.

To discover quickly.

The department of Loiret is located in the Centre region of France. It is a well populated area with around 670,000 inhabitants and like many French departments it gets its name from the river that runs through the core.

Loiret offers a rich history and many stunning period buildings, Manor Houses, Churches and Chateaux dating from various periods of history. The main town of Loiret is Orleans which is most famous for one person in history, as we all know.

Loiret is favoured by Parisians in search of an escape from the city, as the area is only one hour south of Paris. A mainly rural, green environment, Loiret is an ideal place to rest and relax away from the noise of Paris.

With many lakes, canals and rivers, many people will be glad to live in or visit this stunning department. This abundance of water brings many leisure activities to the fore as well as the many forests in the area that help to contribute to this relaxed atmosphere.

Loiret is a land of prestige property, yet still being good value for money. From the classic French Farmhouses, Maisons de Maître, Manor Houses and Winegrowers' Houses, to small town and village houses, you will find a style to suit you and comfort on offer anywhere you go.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.



For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condition: Good

## Commun

Chambres: 2

Salle de bains: 1

Dimesions du lot: 56455 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.694.835

