



## Former Farm House With Outbuildings



### Information de l'agent

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Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 196,946.73

#### Location

Pays:	France
État/Région/Province:	Centre-Val de Loire
Ville:	Saint-Gondon
Indicatif régional:	45500
Soumis:	01/07/2024

#### Description:

In this beautiful village of Saint-Gondon, just 10 minutes from Gien, that I present to you this old farmhouse recently renovated with respect for the original materials. It consists of: An entrance to a bright living room of approximately 43m<sup>2</sup> with ceiling with exposed beams, superb fireplace in perfect condition, a magnificent, very functional open kitchen of approximately 16m<sup>2</sup>. This beautiful property has a second entrance onto a large storeroom serving as a laundry room of approximately 15m<sup>2</sup>. You have two bedrooms of 13 and 14m<sup>2</sup>, bathroom with walk-in shower of approximately 10m<sup>2</sup> and WC independent with hand basin.

The attic can be converted, it will offer you additional space in the total surface area of the home. An office annex, electric heating ideal for teleworking, fibre optic broadband access.

Outbuildings Garage Barn with mezzanine and log suite. Very beautiful brick vaulted cellar of approximately 20m<sup>2</sup> under part. Without forgetting the garden for leisure or gardening, all on 900m<sup>2</sup> of enclosed space.

All in very good condition, double-glazed PVC doors and windows, VMC electrical panel redone, gas



tank heating, mains drainage.

Location: Schools, small grocery store, renowned delicatessen and bakery, doctors, pharmacies, hospitals, 10 minutes from the shopping centres of Gien station (line R Paris/Nevers) and motorway less than half an hour.

This beautiful property is waiting for you.

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.



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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  
Dimensions du lot: 900 m<sup>2</sup>

### **Utility details**

Heating: Oui

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.870.193

