



## Magnificent Detached Country House



### Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 230,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Centre-Val de Loire
Città:	Saint-Maurice-sur-Aveyron
Cap:	45230
Pubblicato:	24/12/2024

### Descrizione:

Magnificent Detached Country House, about fifteen minutes from the nearest train station and five minutes from all amenities, come and discover this magnificent country house with lots of charm with a living area of 119 m2.

- Ground floor: you will find a bright living room with its fireplace, a kitchen, a laundry room and a separate toilet.

- Upstairs: a landing serving three beautiful bedrooms and a large bathroom.

The whole is built on an enclosed and wooded plot of 1500 m2 with many fruit trees, a well and a field of 8180 m2.

Many outbuildings are also located on the property, a small guest house of 28 m2, a stable, a garage of more than 25 m2 and a barn with its convertible attic of 40 m2.

Heating by heat pump and wood, PVC double-glazed windows.



A property to discover without further delay.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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 a 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 bring 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 Maitre, 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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Condizione: Good

### Comune

Camere da letto: 3  
Bagni: 2  
Dimensione del lotto: 1500 mq

### Utility details

Heating: Sì

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.524.425

