



## Superb Detached Country House with Character



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 345,007.85

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Centre-Val de Loire
Plaats:	Ouzouer-sur-Treze
Postcode:	45250
Geplaatst:	08-04-2024

### Omschrijving:

**REDUCED** in price - Five minutes from the nearest train station and in the charming village of Ouzouer-sur-Treze, come and discover this large house with a full basement with a living area of 250m2.

- Ground floor: you will find a bright living room of more than 40 m2 with its fireplace with insert which will give you direct access to the exterior terrace.

- To continue on the ground floor: a pretty fitted kitchen, a bathroom with WC and two bedrooms, then you will have another living room, as well as an office with independent access to the house.

- Upstairs: a landing leading to a large games room, a bathroom with WC, an office and four beautiful bedrooms.

- Basement: you will find a garage, a workshop, a boiler room and a cellar.

The whole is built on enclosed and wooded land of 3000m2 with a garage of approximately 50 m2.

Heating with wood and mains gas, double-glazed wooden window.



A property to discover without further delay.

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)

## **Algemeen**



Slaapkamers: 5  
Badkamers: 2  
Lot Afmeting: 3062 m<sup>2</sup>

### **Room details**

Indoor Features: Fitted kitchen

### **Utility details**

Heating: Ja

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.610.623

