



## Vast Longere Country House with Bundles of Character



### Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 259,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Centre-Val de Loire
Plaats:	Corquilleroy
Postcode:	45120
Geplaatst:	17-12-2024
Omschrijving:	

Beautiful and large Longere type house for sale in the village of Corquilleroy a few minutes from Cepoy and Montargis. This farmhouse recently renovated with respect for original materials consists of:

- Ground floor: Entrance to a bright living room with cathedral ceiling - exposed stones, superb fireplace and tiles in perfect condition, very functional fitted and equipped kitchen, hallway to 3 bedrooms including one which can be used as an office if teleworking (fibre optic broadband), quality dressing room, bathroom, separate toilet.

Garage and workshop following. Beautiful cellar of 21 m2 under part.

- Upstairs: beautiful mezzanine with relaxation area and access to a recently created master suite including office/dressing room, shower room & WC and bedroom.

The adjoining barn offers you additional space of more than 70 m2 consisting of a garage and a workshop with attic above.

The useful surface area of this house is 250 m2 including approx. 180 m2 immediately habitable.



All in very good condition, double-glazed PVC doors and windows, redone electrical panel, mains gas heating, solar hot water tank, mains drainage.

Wooded land of 1272 m2 with wooden shed for gardening or leisure equipment.

Location: school, doctor, pharmacy, health professionals, community service on foot, 10 minutes from shopping centres and A77 motorway exit, Montargis station (R Paris/Nevers line) 15 minutes away. Cepoy nautical center and Chalette leisure center, Orleans canal and its cycle route nearby.

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.



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)

Conditie: Good

## **Algemeen**

Slaapkamers: 5  
Badkamers: 2  
Lot Afmeting: 1272 m<sup>2</sup>

## **Utility details**

Heating: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.509.579

