



## Longere with Garden Not Overlooked



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | David Evans   |
| Όνομα εταιρείας:  | Cle France Ltd  |
| Χώρα:             | United Kingdom  |
| Experience since: |   |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Τηλέφωνο:         | +44 (1440) 820-358  |
| Languages:        | English, French   |
| Site:             | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 221,564.29 |

### Τοποθεσία

|                        |                     |
|------------------------|---------------------|
| Χώρα:                  | France              |
| Νομός/Περιοχή/Επαρχία: | Centre-Val de Loire |
| Πόλη:                  | Nargis              |
| Ταχυδρομικός κωδικός:  | 45210               |
| Δημοσιεύθηκε:          | 22/01/2024          |

#### Περιγραφή:

Nargis (45210) south of Seine et Marne (77), less than 1hr 30mins from Paris, 9km from Chateau-Landon (77) and 7km from Ferrieres-en-Gatinais (45) and Cepoy (45) and of its shops, I offer you this beautiful farmhouse with an atypical layout with a total living area of approximately 145m2.

CHARM of the old and AUTHENTICITY for this property located in a calm and relaxing environment. Want to invest in seasonal rental then this is the ideal property because it is made up of two distinct spaces, each benefiting from all the amenities. Large living room with fireplace, reception room of over 60m2 with wood stove, cathedral ceiling and fitted kitchenette, modern fitted kitchen, two shower rooms and two separate toilets, 3 bedrooms with exposed beams, laundry room and cellar. Wood heating and oil boiler.

COMPLIANT individual sanitation (micro station installed in 2020).

BONUS: an additional room to finish fitting out for a future games room, an office or a 4th bedroom, depending on your needs.



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**BENEFITS:** Double-glazed PVC joinery and frames, new micro-station, roof in perfect condition, functional well, recent renovation, not overlooked, discreet neighbourhood, walking paths nearby. Possibility of combining the two homes! All on a pretty, fully enclosed plot of 430m2 with shed and lean-to.

**LOW MAINTENANCE.**

Ferrieres / Fontenay station (TER line R Paris Gare de Lyon) 5 km. Souppes sur Loing station (Pass' Navigo) 12 km. A77 - A6 at 12 km and A19 at 8 km.

**DON'T DELAY TO COME VISIT IT.**

Virtual tour on request.

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)

## Κοινά

|                 |         |
|-----------------|---------|
| Κρεβατοκάμαρες: | 4       |
| Μπάνια:         | 2       |
| Μέγεθος αυλής:  | 430 τ.μ |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Utility details

|          |     |
|----------|-----|
| Heating: | Ναί |
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## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX5.412.443 |
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