



## Former Farm House with Outbuilding



### 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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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 214,312.18

### Location

Pays:	France
État/Région/Province:	Centre-Val de Loire
Ville:	Gien
Indicatif régional:	45500
Soumis:	17/12/2024

### Description:

**REDUCED** in price - Former Farmhouse borrowing its charm on 119m2 living space located in the up-market town of Gien. This house, built around 1890, its access is via a small path, so tranquility assured. It offers incredible potential with its outbuilding which can offer a garage with room, or quite simply a future home (roof redone), without forgetting its beautiful landscaped garden of approximately 700m2, It consists of:

- Ground floor: 2 bedrooms on the ground floor, one with its shower room and toilet. A separate fitted and equipped kitchen and a bright double living room with down pipe so possibility of a future stove or fireplace. It follows a shower room with toilet, an office space is added, or small living room ...
- Upstairs: a landing opening onto a loft also accessible from the outside. It consists of a living room with kitchenette area, a bathroom with toilet.

Beautiful south-facing terrace, you understand it is ideal for friends, family or teenagers.

The whole requires renovation work to enhance its period characteristics.



GAS heating, (Class E).

Property tax 1300 Euro a year.

Located in a quiet area, this pretty farmhouse is ideal for lovers of renovation projects.

Strong points: Not overlooked, mains drainage, beautiful exposure.

Ideally located close to shops, schools, services and access. A77 motorway, train station nearby Paris / Nevers. Flexible hours, evening and weekend visits.

We are sure you understand this property is a little gem.

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.

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: 3  
Salle de bains: 1  
Dimensions du lot: 700 m<sup>2</sup>

### Utility details

Heating: Oui

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.509.393

