



## Detached House with Landscaped Garden



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 258,871.33

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Centre-Val de Loire
Plaats:	Nogent-sur-Vernisson
Postcode:	45290
Geplaatst:	31-03-2026

### Omschrijving:

Nestled in a prestigious area, this spacious house of over 200 sq m sits on a superb, enclosed, and landscaped plot of 2,571 sq m. It offers a verdant and private living environment, less than five minutes from the town centre, shops, and schools, as well as the train station and the A77 motorway interchange.

Upon entering, the spaces flow seamlessly around a welcoming hall that leads to a large living/dining room of approximately 44 sq m, enhanced by a wood-burning stove and opening onto the garden. A separate, functional kitchen completes this level, along with a bedroom and a separate WC, allowing for single-level living.

The upper floor reveals the house's full potential with five additional bedrooms ranging from 11 to 16 square meters, offering multiple layout possibilities to suit the needs of a large family or a project combining personal life and business. A bathroom, a shower room, and a separate toilet complete the layout, ensuring optimal daily comfort.

Outside, the property impresses with its spaciousness, a beautiful 40-square-meter terrace, a decorative pond, and two garden sheds. The house benefits from sound construction, with both the main structure and interior finishes in good condition.



However, some updating and energy-efficiency renovations will be necessary to make it a residence perfectly suited to current standards.

We are offering a rare property due to its location, size, and the quality of its surroundings.

We invite you to discover it without 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 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: 6  
Badkamers: 2  
Lot Afmeting: 2571 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.294.465

