



Superb Longere Style Property with Mature Garden



Agent Info

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Listing details

Property for:	Sale
Price:	USD 190,147.37

Location

Country:	France
State/Region/Province:	Centre-Val de Loire
City:	Melleroy
ZIP code:	45220
Posted:	Nov 05, 2024

Description:

In the countryside and about 25 minutes from the nearest train station and a stone's throw from amenities, come and discover this old 20th century farmhouse with a living area of approximately 185 m2 located in a very quiet hamlet.

- Ground floor: you will find a large entrance hall and its pleasant 25 m2 living room with its fireplace, a 15 m2 dining room, a 18 m2 fitted kitchen and its back kitchen, a bedroom, a toilet and a bathroom with shower.

- Upstairs: you will find a large landing serving as a games room of approximately 30 m2 serving four beautiful bedrooms of 11 to 13 m2, a toilet and a pretty dressing room.

- Outside: a large 25 m2 terrace overlooking the back of the house and its garden of approximately 200 m2. You will also have access in front of the house to a garden plot of more than 500 m2 with a garage of 32 m2 and parking spaces.

Double glazing, electric and wood heating, septic tank.



A property to discover without further delay.

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

Common

Bedrooms:	5
Bathrooms:	2
Lot Size:	880 sq m

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Yes
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX6.310.005
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