



## Detached Country House with Large Garden



### Agent Info

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Name:          | David Evans                                                   |
| Company        | Cle France Ltd                                                |
| Name:          |                                                               |
| Country:       | United Kingdom                                                |
| Experience     |                                                               |
| since:         |                                                               |
| Service Type:  | Selling a Property                                            |
| Specialties:   |                                                               |
| Property Type: | Apartments, Houses                                            |
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| Languages:     | English, French                                               |
| Website:       | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Listing details

|               |                |
|---------------|----------------|
| Property for: | Sale           |
| Price:        | USD 154,063.63 |

### Location

|                        |                     |
|------------------------|---------------------|
| Country:               | France              |
| State/Region/Province: | Centre-Val de Loire |
| City:                  | Dampierre-en-Burly  |
| ZIP code:              | 45570               |
| Posted:                | Nov 03, 2025        |

### Description:

Do you dream of a green oasis, space to nurture your projects (or your children), and a home to personalise to your taste? This charming country house is just waiting for you.

Situated on a beautiful, mature plot of nearly 3,000 square meters, this single-story home offers 91 square meters of living space, already well laid out and full of potential.

Upon entering, a practical hallway welcomes you with built-in closets and a washbasin/water heater area. Three bright bedrooms provide the necessary comfort for peaceful family life. The spacious and inviting living room is just waiting for your personal touch to reveal its full charm. A kitchen awaits your customisation, along with a shower room and separate toilet: everything is in place for convenient daily living.

And that's not all: An 82 sq m attic offers the potential to create a master suite, a playroom, or even a home office. For parking, there are two garages (18 and 32 sq m), a carport for two vehicles, and an outbuilding with a cellar for storage or tools.

### Technical details:



- Double-glazed PVC windows
- Air-to-water heat pump installed in 2022
- Septic tank
- Property tax €650
- Energy Performance Certificate (EPC): D.

The house is structurally sound and well-maintained, but needs some updating to reach its full potential. A renovation simulation of the living room and one bedroom is included at the end of the listing to help you visualise the possibilities.

In short: great family potential, plenty of space inside and out, a peaceful setting.

Now is the perfect time to come and see it. A visit is in order?

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 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



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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

## **Common**

|            |           |
|------------|-----------|
| Bedrooms:  | 3         |
| Bathrooms: | 1         |
| Lot Size:  | 2900 sq m |

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.787.767

