Detached House with Indoor Swimming Pool

Информация об агенте

Название:	David Evans
Название компании:	Cle France Ltd
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Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Детали объявления

Недвижимость:	На продажу
Цена:	EUR 85,000

Местоположение

Страна:	Франция
Область:	Centre-Val de Loire
Город:	Gy-les-Nonains
Почтовый индекс:	45220
Добавлено:	03.03.2026

Описание:

Detached House with Indoor Swimming Pool, a solid house, generous living spaces, an extra-large plot of land, this house, dating from the 1960s to the 1980s, offers approximately 126 m2 of living space on a superb 4,460 m2 plot, featuring: a functional and bright main house; attractive outbuildings for storage, a workshop, or other projects; a covered and heated swimming pool (immediate added value); a double garage of approximately 30 m2; and a large plot allowing for extensions, landscaping, or additional projects.

Some refurbishment work is needed, as well as energy-efficient renovations to optimise the property's performance for rental purposes.

An excellent opportunity to create value through a well-managed renovation strategy and above all, a life annuity sale: you manage it, you rent it out, you increase its value. In short, you're in control.

Savvy investors, this is for you.

Investment Framework: Life Annuity Sale (Vacant Ownership) Immediate Enjoyment of the Property Possibility of Personal Occupancy or Rental Upon Acquisition (After Renovations) Optimised Wealth

Management Strategy: Return & Value Creation.

The conditions of this sale are: - Life Annuity on One Life (88-Year-Old Woman). - Down Payment: €85,000. - Monthly Annuity: €1,261. - Estimated Value: €200,000 - Discount: The buyer benefits from a 57% discount. - Estimated Median Rent in the Area: €1,070 (excluding charges).

Why is this a gem? Total freedom of operation, potential for post-renovations appreciation, tangible asset with generous land, rare product on the market, excellent lever for building or diversifying wealth. Complete file, financial conditions, and profitability study available upon request.

Interested in a viewing? A projection? Let's talk about it.

A rare opportunity to invest with peace of mind, while building a solid asset base in a sought-after sector.

For Sale under the procedure of "EN VIAGER", ask for more details.

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

Состояние:	Good

Общие

Спальни:	3
Ванные комнаты:	1
Площадь участка:	4668 кв м

Building details

Outdoor Amenities:	Pool

Lease terms

Date Available:	

Contact information

IMLIX ID:	IX8.229.850