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## Property with a wooded park of approximately 7,600 m<sup>2</sup>

Savonnières , Indre-et-Loire , Loire Valley



# €759,000

inc. of agency fees

5 Beds      235 sqm      0.76 ha

This pretty house of approximately 235 m<sup>2</sup> is composed of 7 rooms including 5 bedrooms and a veranda. On the ground floor there is a large living room of 41 m<sup>2</sup> bathed in natural light, an open and fully...

### At a Glance

<b>Reference</b>	MFH-CJC02105	<b>Near to</b>	Savonnières	<b>Price</b>	€759,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	235 sqm
<b>Land</b>	0.76 ha			<b>Land Tax</b>	N/A

### Property Description

This pretty house of approximately 235 m<sup>2</sup> is composed of 7 rooms including 5 bedrooms and a veranda. On the ground floor there is a large living room of 41 m<sup>2</sup> bathed in natural light, an open and fully equipped kitchen, a laundry area, a back kitchen and a comfortable bedroom with an adjoining shower room. Upstairs, the large mezzanine currently used as an office offers a bright and inspiring work space. Four welcoming

bedrooms, including a master suite with its own shower room and separate toilet. An additional bathroom and a separate toilet complete this floor. The basement is composed of a 20 m2 gym, a workshop, and a double garage with automatic doors that can accommodate three cars. This comfortable property is equipped with a fireplace with a closed hearth, a water softener, a robotic metal gate, a shed on a concrete slab at the bottom of the garden and finally, a covered 5-seater SPA ideal for relaxing with a lovely view of the property's park. This property offers a perfect blend of modern comfort and historic charm and is located in a calm and exceptional environment while being close to amenities. Information on the risks to which this property is exposed is available on the Géorisques website: <http://georisques.gouv.fr>

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

## Summary

Property type:	House
Bedrooms:	5
Price	€759,000

## Key Information

Internal Area:	235 sqm
Land Area:	0.76 ha

## Location: Loire Valley



## Gallery





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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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