



## House with character

ROMORANTIN LANTHENAYN (41)

**380 000 €\***

\* Agency fees to be paid by the seller



220 m<sup>2</sup>



8 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

GIEVRES (41) near Romorantin for sale super family house set on a 5800m2 wooded park with a view of the Berry Canal. This characterful residence equipped with quality services combined with noble materials offers a distribution of volumes resolutely open to the exteriors. A beautiful reception room equipped with a fireplace with a wood stove, a through dining room, an equipped and fitted kitchen and dining area, a service kitchen as well as a bathroom and dressing room make up the ground floor. of the road. The first floor distributes a billiard room of 35 m2, two bedrooms with balcony and custom-made cupboards decorated with woodwork, bathroom, a master bedroom with adjoining toilet and bathroom, laundry room equipped with cupboards and finally a games room and its private exterior staircase. The terrace and the jacuzzi have a view of the Canal and the wooded park without any opposite. A garage and a complete basement (4/5 cars, wine cellar, workshop, boiler room) complete the property. A true haven of peace ideal for nature and fishing lovers! Falling for something !!! Fees are the responsibility of the seller. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 856177

Property type ..... House with character

Year of construction ..... 1985

Exposure ..... S-W

View ..... Vue sur Jardin

### SURFACES

Living space ..... 220 m²

Living room surface ..... 43 m²

Land surface ..... 5795 m²

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 3

Number of bathrooms ..... 2

Toilets count ..... 3

Washrooms ..... 1

### DPE/GES

DPE ..... 183

GES ..... 34

### APPENDIX

Parking ..... couvert

Parking space ..... 7

Garage ..... 2

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée