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## Family house of 528 m2 in Vierzon, ideal gite.

Vierzon , Cher , Loire Valley



**€646,600**

inc. of agency fees

6 Beds      528 sqm      0.44 ha

At the gates of Sologne and served by the train in 1h30 from Paris and a few minutes from the motorway, this spacious residence in Vierzon, is located in a green environment set back from the main roads...

### At a Glance

**Reference** MFH-CJC02046

**Bed** 6

**Land** 0.44 ha

**Near to** Vierzon

**Pool** No

**Price** €646,600

**Hab.Space** 528 sqm

**Land Tax** N/A

### Property Description

At the gates of Sologne and served by the train in 1h30 from Paris and a few minutes from the motorway, this spacious residence in Vierzon, is located in a green environment set back from the main roads with few vis-à-vis. screw. Ideally located, and relatively close to the city center and the hospital, you can benefit, within a radius of 2 km maximum, from shops, transport, essential health services and educational establishments. This property, dating from 1976, built on a plot of 4441m2 is ideal for family use or the

pursuit of a lodging or Airbnb activity (since 1 year under the g  label).  te de France and RBNB for 2 years). This traditional construction on the basement offers beautiful proportions, a very good layout and is very well maintained. Numerous energy improvement works (insulation of attics and peripheral walls, joinery, heating system) and embellishment have been carried out in recent years. 1st years. This house includes: - 13 rooms for residential use of 528 m2 living space: Entrance, double living room, dining room, kitchen, gym, room for mixed use, 6 bedrooms with bathrooms, 1 room converted into a bedroom with bathrooms, landings, several separate toilets, storage room, cupboards; - double garage; - compartmentalized basement with laundry room and technical room and other undeveloped empty spaces; - balconies, terrace; - Garden and wooden shed.   Comfort: Security system installed (25 detectors including alarm and smoke) Heating: Heat pump with 7 SPLITS. All electric (floor + around thirty convectors), 1 pellet stove   Collective sanitation Hot water: electric with vertical water heaters   DPE: C (149KWh/m2/year); GHG: B (9kgCO2/m2/year (estimated amount of annual energy expenditure for standard use: around 4267.59 , /year indexed prices on 08/15/2015)   Ref : 2046    Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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Summary

Property type:	House
Bedrooms:	6
Price	€646,600

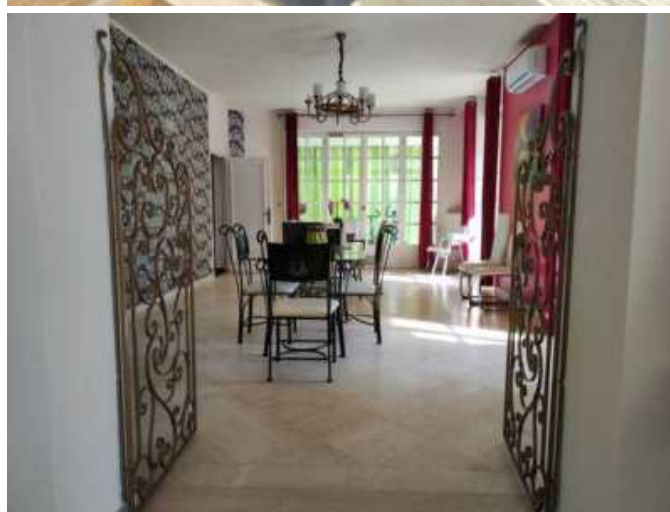
Key Information

Internal Area:	528 sqm
Land Area:	0.44 ha

Location: Loire Valley



## Gallery







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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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**C. BAUER – Sunday Times**

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