



235 000 €

**Buying maison**

**4 rooms**

**Surface : 62 m<sup>2</sup>**

**Year of construction : 1993**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Excellent**

**Amenities :**

Piscine, Chambre de plain-pied, Double vitrage, Calme

3 bedroom

1 terrace

1 bathroom

1 WC



## Maison 98 Chaumont-sur-Tharonne

High-Potential Rental Investment in a Center Parcs in Sologne Invest in an exceptional property within a Center Parcs located in the heart of Sologne, set in a pristine and secure natural environment. Enjoy attractive rental yields with the possibility of occupying your unit in a resort featuring a vast water park and a variety of outdoor activities. Property Features: 4-room cottage of 62.50 m<sup>2</sup> with a 15 m<sup>2</sup> terrace. 3 bedrooms comfortably accommodating 6 people. Access to facilities: Aquamondo Water Park, Spa, Sports activities, Restaurants, Shops... Tranquil natural setting, perfect for families or groups. Close to major Sologne attractions (Château de Chambord / Beauval Zoo) and its natural treasures. Premium category cottage offering enhanced comfort for residents. Key Advantages: High occupancy rate with excellent rental returns of 6.7%, equating to €15,700 in net annual income, guaranteed by the Pierre & Vacances - Center Parcs...

### Legal information

235 000 € fees included

5,86% VAT of fees paid by the buyer (222 000 € without fees), well condominium, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

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Carte professionnelle CPI 3301 2026 000 000 024

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