



## TYPICAL TUFFEAU STONE MANOR AND ITS OUTBUILDINGS - LOIRE VALLEY NEAR CHINON AND BOURGUEIL



TYPICAL TUFFEAU STONE  
MANOR AND ITS  
OUTBUILDINGS - LOIRE  
VALLEY  
NEAR CHINON AND  
BOURGUEIL...



PROPERTY FACT FILE	
REFERENCE	A13674
PRICE	€ 820,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (782 000 EUR hors honoraires)</small>
BEDROOM	25
BATHROOM	27
ACCOMMODATION	713 m <sup>2</sup>
LAND	27642 m <sup>2</sup>
TOWN	Chinon
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	Good condition
FEATURES	Swimming Pool, River Frontage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Period dovecote
- Seminar room for up to 38 people.
- perfect for commercial activity
- Tuffeau stones, fireplaces, exposed beams
- ideal location for a tourism activity

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Leggett Immobilier presents this exceptional real estate complex nestled in its green setting, near the Vienne river, at the crossroads of Chinon and Bourgueil vineyards.

The set includes a Manor and its outbuildings in which a hotel, catering and reception activity has been carried out.

## DESCRIPTIF

In detail, the property is divided into 3 buildings:

- The Manor and its extension include 25 bedrooms and their bathrooms, some (9) currently have their own kitchenette, or allow them to be created very easily, allowing the creation of independent lodging type accommodation. It totals 539m<sup>2</sup> of living space.

- The main Logis:

Not adjoining the Manor, the Logis currently houses the reception area with a private lounge, a service kitchen, three dining rooms and two professional fitted kitchens.

Upstairs, one seminar room as well as a beautiful dovecote and a private space (91m<sup>2</sup>) that can be used as annex, independent or service accommodation (contains 3 bedrooms, 2 shower rooms and 1 kitchen).

This building is offering 472m<sup>2</sup> of inhabitable space.

A 48m<sup>2</sup> apartment adjoining this building is also available.

Finally, the last building totals approx. 40m<sup>2</sup> habitable part of which is currently rented by a permanent tenant. The lease may or may not be renewed for the sale. The other part is in the state of restoration and will have to be restored to be habitable.

The property is set in a perfectly maintained and quiet park, containing beautiful species of centuries-old trees. A terraced area and a parking space have been fitted out to welcome customers and visitors.

Other types of rooms are available for bicycles, storage etc. A visit is essential to discover this domain full of history and magic.

All projects are feasible, you can imagine creating a set of lodges or gues

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A13674>

COMPLETE FILE AND PHOTO ON REQUEST



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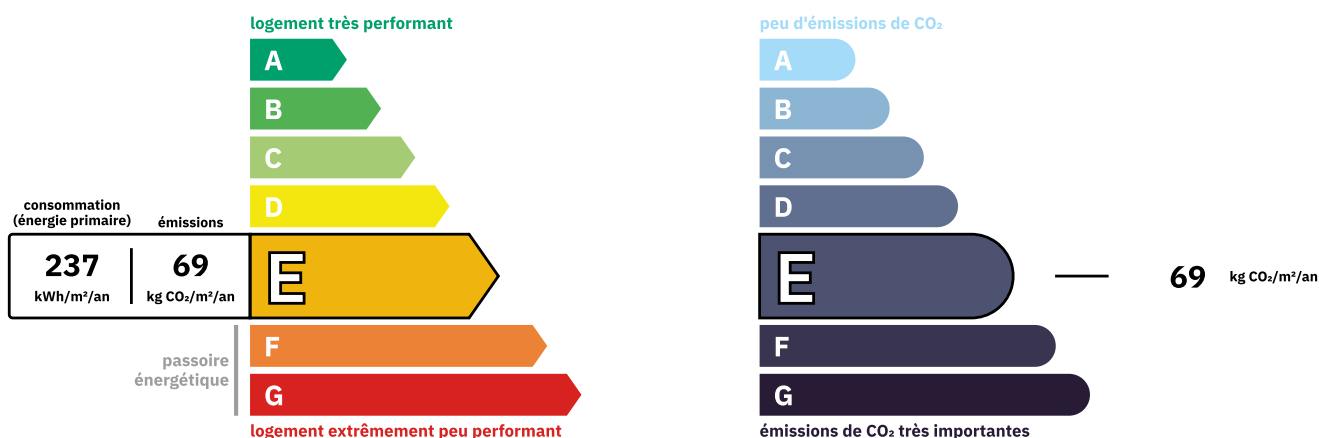
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Energy consuming**  
Estimated annual energy costs  
between 10000 € and 13600€ for 2021

## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : AI3674  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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