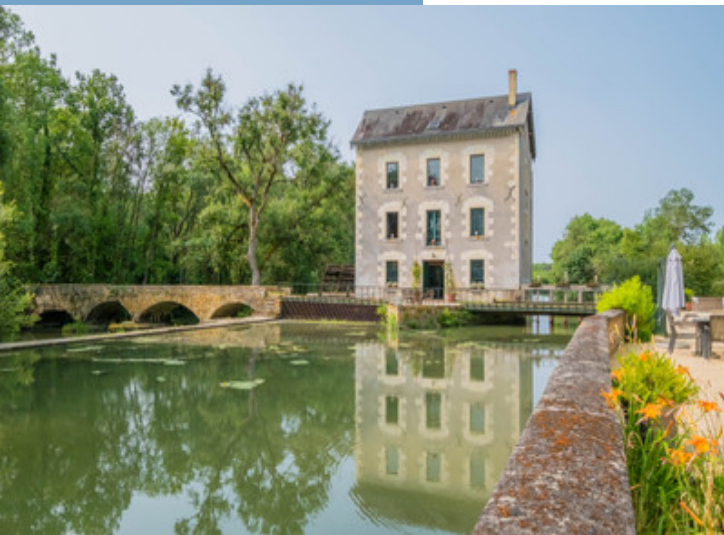




STUNNING RENOVATED WATERSIDE PROPERTY : TWO BUILDINGS EACH WITH GREAT BUSINESS POTENTIAL IN THE LOIRE VALLEY

STUNNING RENOVATED
WATERSIDE PROPERTY :
TWO BUILDINGS EACH
WITH GREAT BUSINESS
POTENTIAL IN THE LOIR...



PROPERTY FACT FILE	
REFERENCE	A20859CFI37
PRICE	€ 1,590,000 £ 1,347,605* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	8
ACCOMMODATION	517 m ²
LAND	14138 m ²
TOWN	Saché
DEPARTMENT	Indre_et_Loire
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, River Frontage, Walking distance to shops
*Price based on current exchange rate which is subject to change	



- Attractive bed & breakfast property, tourist area
- Very peaceful, private, tranquil riverside setting
- Close to several famous Loire Valley Chateaux
- Possible to generate your own electricity needs
- Accessible to Tours: TGV for Paris, Airport for UK

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This breathtaking property is absolutely ideal for those seeking a peaceful location immersed in nature. If you can bear to share it, the second building can be run as a high-end bed and breakfast business. Both buildings have been renovated to a high standard so there really is nothing to do but unpack your suitcases and start making the most

DESCRIPTIF

The original watermill arranged over four floors :

Ground floor is a large reception room with fireplace (approx 64m²), opening out to a terrace with panoramic views.

First floor : two double bedrooms, each with own en-suite bathrooms and separate WCs (22m² and 23m²).

Second floor : two double bedrooms, each with own en-suite bathrooms and separate WCs (each approx 24m²).

All four guest bedrooms have windows on two sides maximizing the river views.

Third floor : a very large room in the eaves (approx 68m²) with two Velux windows and an ensuite WC. Could easily be converted into a guest suite.

A family house arranged over three floors :

Ground floor has three interconnecting rooms all of which have doors and windows offering views and access to the garden and river; a spacious eat-in kitchen (approx 31m²); a double-width reception room (approx 45m²) with staircase to the first floor, and a further spacious reception room (approx 28m²).

First floor : Parental suite of approx 50m² comprising large bedroom, with access to a long wooden balcony; large bathroom with WC and dressing room. Two further bedrooms of approx 20m², each with their own ensuite shower room and WC.

Second floor : One double-width room currently dressed as a guest bedroom (approx 31m²), further double bedroom (approx 16m²) ; bathroom with WC. Storage, and large loft room (approx 24m²) which could easily be transformed into a further bedroom.

A single story outbuilding currently housing a laundry room and sto

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A20859CFI37>

COMPLETE FILE AND PHOTO ON REQUEST

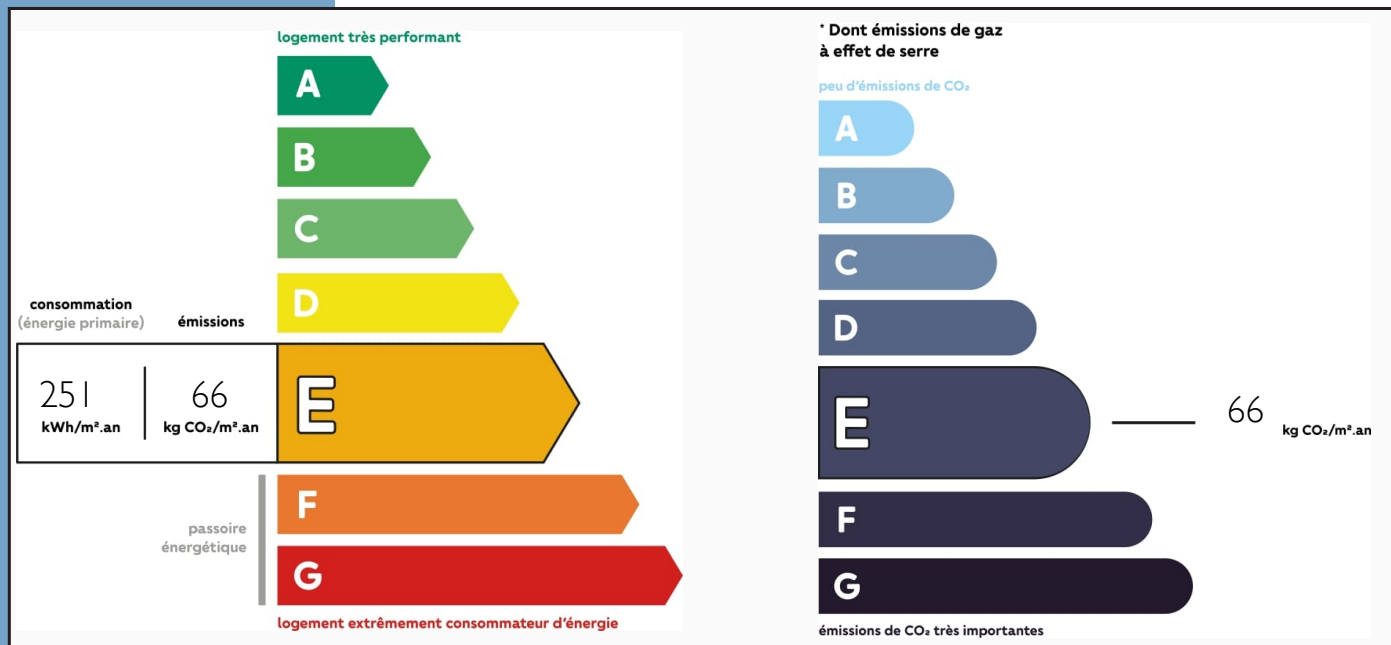


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A20859CFI37
FILE COMPLETE
AND PHOTOS
ON REQUEST

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