



BEAUTIFUL 19TH CENTURY CHÂTEAU, NEWLY  
RENOVATED, 30 HECTARE PARK AND LAKE PLUS  
OUTBUILDINGS. NEAR LOCHES 37.



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## PROPERTY FACT FILE

REFERENCE	A23069NBO37
PRICE	€ 1,270,500 £ 1,074,246* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 210 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	425 m <sup>2</sup>
LAND	305633 m <sup>2</sup>
TOWN	Loches
DEPARTMENT	Indre_et_Loire
LOCATION	Isolated
TYPE	Maison de Vacances, Country House
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Lake

\*Price based on current exchange rate which is subject to change





- Business potential for events business
- Newly renovated with high end materials
- Peace and privacy assured
- Outbuildings to renovate
- Rich history

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Stunning 19th Century Château, recently renovated, surrounded by woodlands and park totalling 30 hectares. Very secluded and private property for those seeking complete peace in a naturally wild and beautiful environment away from the buzz of cities. Outbuildings with business potential, plus hunting licence for the estate.

## DESRIPTIF

This beautiful château has been found as far back in the archives as the 17th century. The estate was first registered in 1181 and then in 1239 it appears in texts, and it was once owned by the Abbey of Baugerais. The château was officially named as it is today in the 17th century. During the 19th century, the original building was added to, and this is what can be seen today. It included a lime kiln in 1880, which fell into disrepair around 1926.

The current owners purchased the château in 2005. The property was dilapidated but habitable. It had not been touched for in excess of forty years, although the gardens and parks were in good condition, similar to today.

The owners purchased the château with a view to fully refurbishing the property, as well as the outbuildings, in order to establish a family business. It was initially planned to host corporate events, weddings and a music recording studio for established record labels to hire as a location for bands to stay, develop, and record music for new albums.

The refurbishment has just been completed to the Château, although the plan for the outbuildings did not happen due to family health issues. The works undertaken to the Château have been elaborate, with all aspects having been rebuilt or updated.

A detailed list and additional photos/information are available upon request.

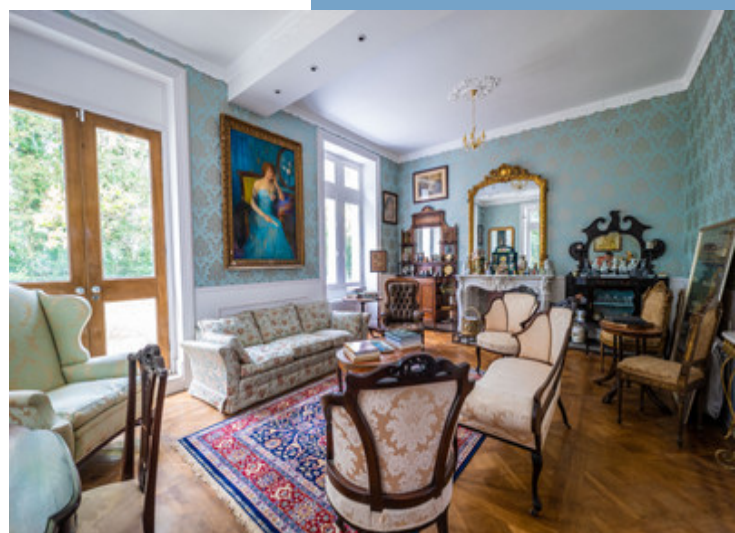
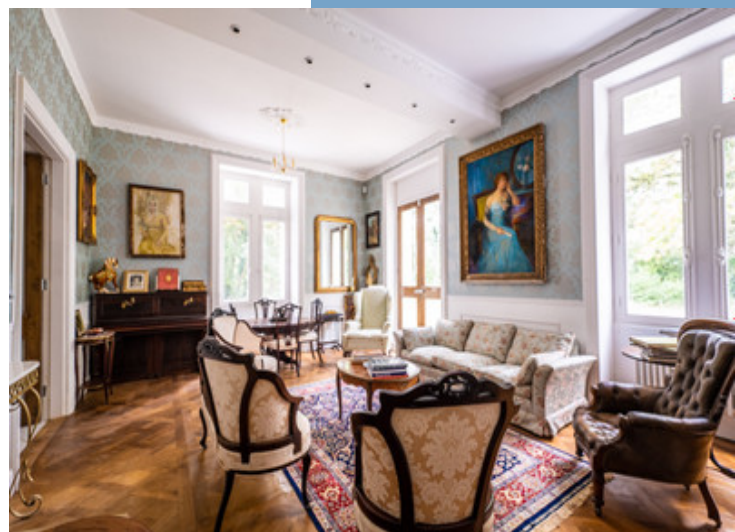
Ground floor:

Entrance lobby	8.4m <sup>2</sup> (3.6 x 2.3m)
Grand hall	31m <sup>2</sup> (8.8 x 3.1m)
Cloakroom	2.6m <sup>2</sup>
Living room	

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23069NBO37>

COMPLETE FILE AND PHOTO ON REQUEST

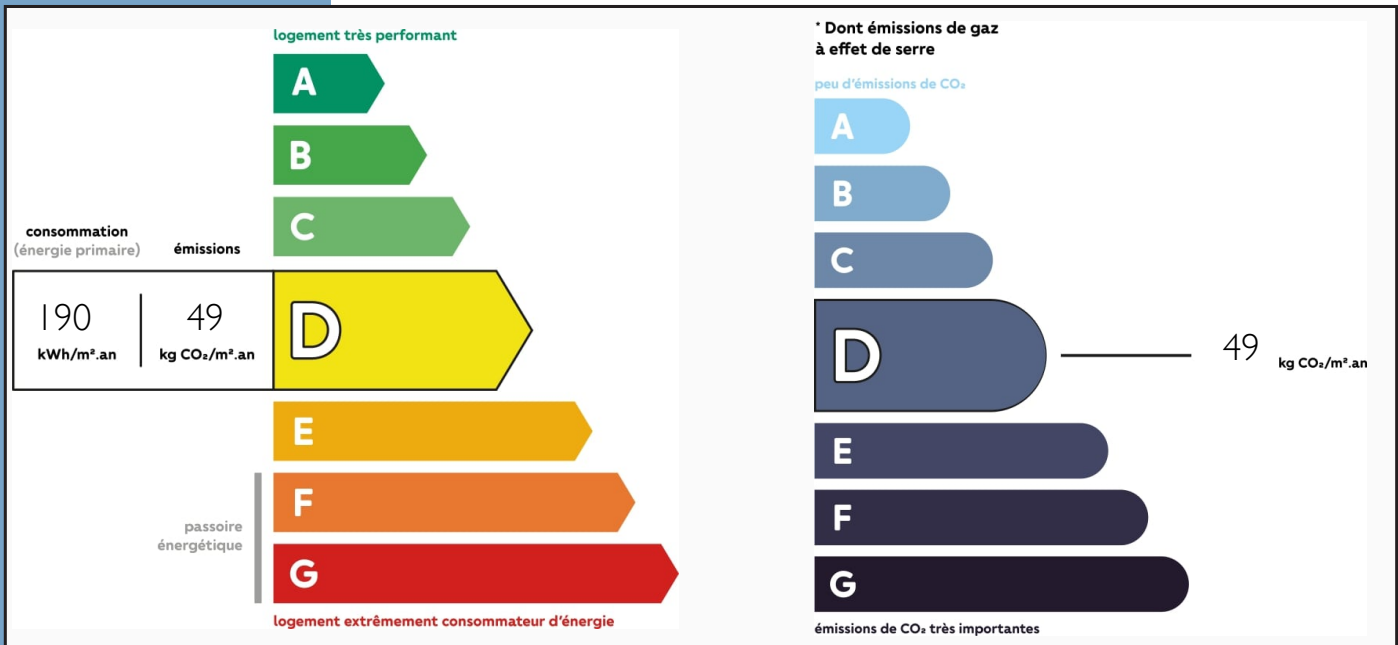


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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