LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING DOMAINE IN THE LOIRE VALLEY COMPRISING 2 NEWLY RENOVATED HOUSES, POOL & TENNIS, 109 HECTARES OF LAND

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PROPERTY FACT FILE

REFERENCE	A13214
PRICE	€ 1,495,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	5
ACCOMMODATION	572 m²
LAND	1090000 m²
TOWN	Azay-le-Rideau
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Lake

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

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- Close to Azay le Rideau and Loire Valley Chateaux
- Tours 25km, Paris 250km, TGV ToursMontparnasse 55'
- Secluded rural location with stunning views
- Ideal holiday destination with pool, tennis, lake
- Business potential and DPB available on the land

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Peace and tranquility abound at this countryside retreat - whether you're seeking a private family home with plenty of space for visitors, or a hospitality business (gite, events etc). The property comes with 109 hectares of land, including woodland ideal for private nature walks, grassland suitable for horses, orchard, and organic crop land



DESCRIPTION

Main house (south facing reception rooms) total of 572m²
Entrance hallway 4,7m x 8,4m with double staircase.
Sitting room L-shape approx 56m2 with fireplace, three sets of glass doors opening to the terrace, one side overlooks the pool area
Dining room 6,1m x 4,1m with glass doors to the terrace
Kitchen 5,1m x 5,0m, double door to terrace, piled tiled flooring, exposed beams.
Further rooms on the ground floor include a studio/office, a laundry room, cloakroom, guest WC and three bedrooms
Upstairs the very spacious hallway could be used as a library.
At either end of the house there are two large master bedroom suites with en-suite bathroom areas, 4 further bedrooms, 2 further shower rooms, and a separate WC.



Guest house (East/West axis), Total of 180m²
Entrance hall leading to reception room 1 (3,5m x 4,7m) with fireplace
Through Reception 1 to Kitchen 2,8m x 5,3m with bay window opening to the garden, pale tiled flooring, new fitted kitchen. Through to the laundry space 1,8m x 2,9m.
Entrance hall also leads to Reception 2, ideal snug or bedroom 3,2m x 3,3m with bay window to the garden.
Also on the ground floor are a large bathroom with bath, WC and vanity unit, a study, and two further bedrooms (9m2 and 10m2)
On the first floor there are two large double bedrooms (to the right, 3,5m x 5,7m; to the left 2,8m x 4,9m) two small rooms ideal as nursery or dressing rooms, and a shower room with WC, vanity and shower.

Outbuildings:
Principal hangar 37m x 12m with several room...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A13214
COMPLETE FILE AND PHOTO ON REQUEST

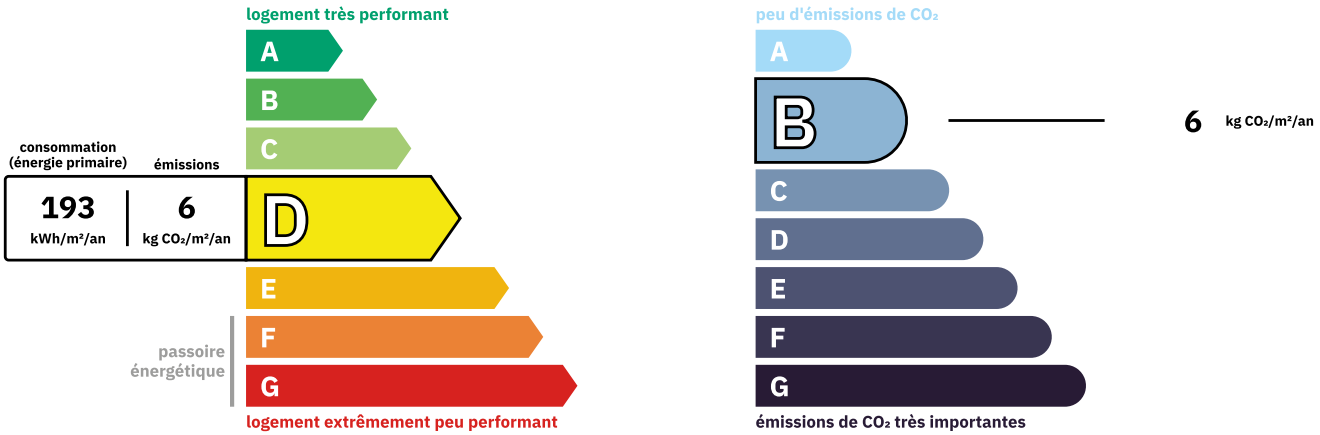
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5840 € and 7970€ for 2021

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 :A13214

FILE COMPLETE AND PHOTOS ON REQUEST

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