



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

www.leggettprestige.com

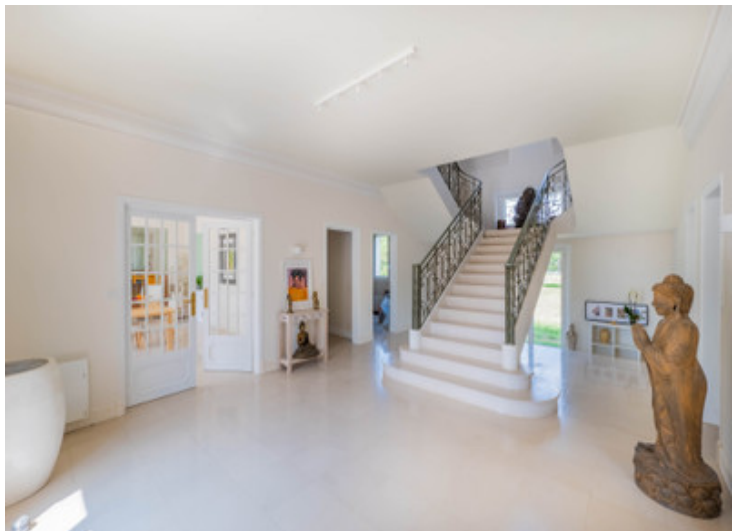
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HECTARE...



## PROPERTY FACT FILE

|               |   |
|---------------|---|
| REFERENCE     | A13214  |
| PRICE         | € 1,570,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM       | 12  |
| BATHROOM      | 5   |
| ACCOMMODATION | 572 m <sup>2</sup>  |
| LAND          | 1090000 m <sup>2</sup>  |
| TOWN          | Azay-le-Rideau  |
| DEPARTMENT    |   |
| LOCATION      | Isolated  |
| TYPE          | Maison de Vacances, House,<br>Country House                                 |
| CONDITION     |   |
| FEATURES      | Swimming Pool, Other Drainage,<br>Lake                                      |

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



- 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 572m<sup>2</sup>

Entrance hallway 4,7m x 8,4m with double staircase.

Sitting room L-shape approx 56m<sup>2</sup> 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, 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 180m<sup>2</sup>

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, 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 (9m<sup>2</sup> and 10m<sup>2</sup>)

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

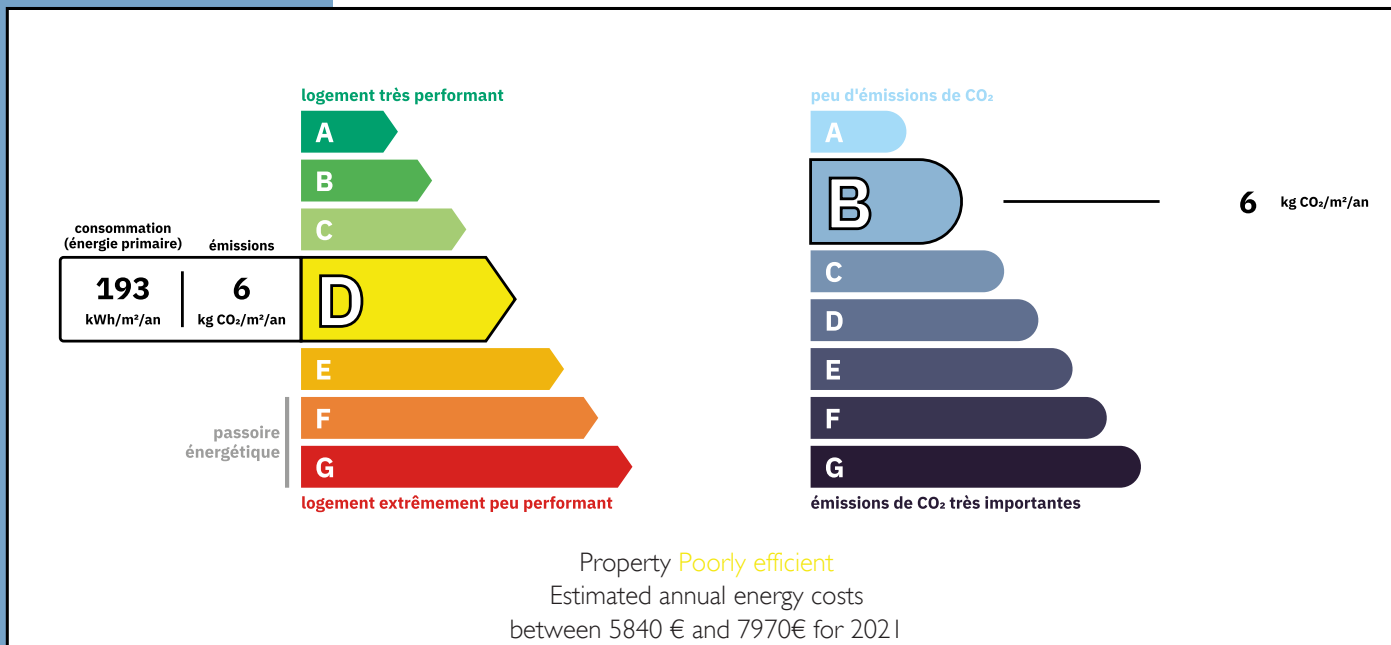


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A13214  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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