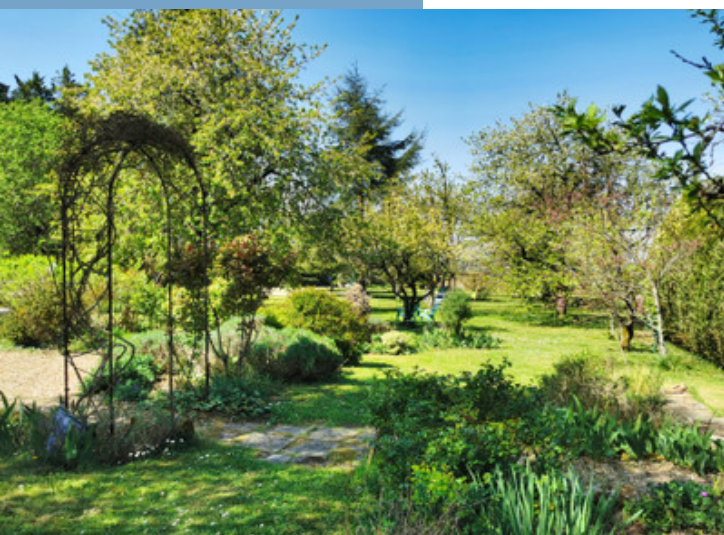




BEAUTIFUL CHARACTER PROPERTY, SEPARATE  
RENTAL /B&B ROOMS, SURROUNDED BY  
VINEYARDS, MONTRICHARD, LOIRE VALLEY



BEAUTIFUL CHARACTER  
PROPERTY, SEPARATE  
RENTAL /B&B ROOMS,  
SURROUNDED BY  
VINEYARDS,  
MONTRICHARD, LOIR...



## PROPERTY FACT FILE

REFERENCE	A36314NBO41
PRICE	€ 598,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (569 524 EUR hors honoraires)</small>
BEDROOM	10
BATHROOM	8
ACCOMMODATION	344 m <sup>2</sup>
LAND	5844 m <sup>2</sup>
TOWN	Montrichard
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Private parking, Barns - outbuildings

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







BEAUTIFUL CHARACTER  
PROPERTY, SEPARATE  
RENTAL /B&B ROOMS,  
SURROUNDED BY  
VINEYARDS,  
MONTRICHARD, LOIR...  
Ref : A36314NBO4I

This beautiful property is ideal for a family wanting plenty of guest rooms with space for everyone, or anyone wanting to run a B&B /gite activity, as the vendors are doing at the moment. Surrounded by beautiful gardens within the walls, and spectacular vineyard views from outside the walls, it is a haven of peace.

## DESCRIPTIF

The property consists of two buildings plus a small 15th century chapel !

The largest building, built in the years 1750-1800, consists of the main house with three bedrooms, a two bedroom gîte and a studio apartment currently used as a B&B room.

The second building, a converted barn, has three guest rooms, all with private shower rooms and toilets. The upstairs guest room has two bedrooms.

The main house has a living room with plenty of character and a stone fireplace with wood burner. Windows/doors on three sides, opening onto the manicured gardens. Next to this is a country style kitchen that leads to a bright and airy dining room. There are doors opening into the conservatory, which panoramic views of the gardens - a lovely place in which to relax and unwind. Further along on the ground floor, there is a good-sized utility room, a bedroom and bathroom with toilet.

Upstairs there is a landing area with space for a small office, a toilet, a large master bedroom with private bathroom, a second bedroom with a shower and hand basin.

The gîte, next door to the house, has been tastefully decorated - there is a living room and kitchen/dining room, a double bedroom, a bedroom for two single beds, and a shower room with toilet. There is a terrace outside for alfresco dining, as there is for all the guest areas.

The studio sits above the gîte on the first floor. There is a stylish open-plan living room/bedroom with a fitted kitchen, plus a shower room.

The converted barn i

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36314NBO4I>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

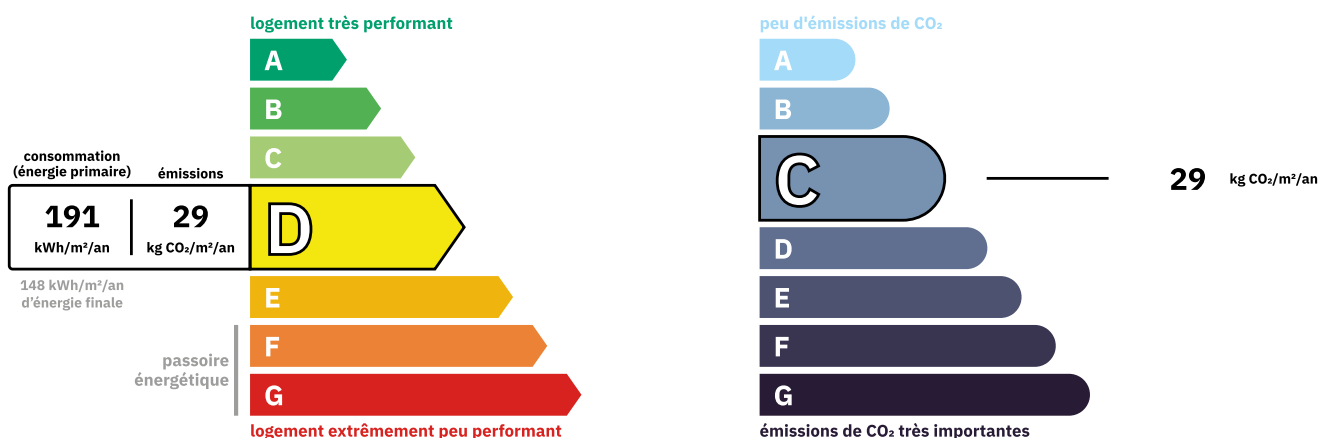
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

BEAUTIFUL CHARACTER  
PROPERTY, SEPARATE RENTA  
/B&B ROOMS, SURROUNDED  
BY VINEYARDS,  
MONTRICHARD, LOIR...

Ref : A36314NBO4I

## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 5280 € and 7230€ for 2023

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A36314NBO4I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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