

EXCEPTIONAL LOIRE VALLEY RESIDENCE WITH 5 INDEPENDENT GUEST SUITES, HEATED POOL & WALLED GARDENS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

EXCEPTIONAL LOIRE VALLEY RESIDENCE WITH 5 INDEPENDENT GUEST SUITES, HEATED POOL & WALLED GARDENS...





PROPERTY FACT FILE

REFERENCE	A45631GVC49
PRICE	€ 750,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	7
ACCOMMODATION	424 m²
LAND	2900 m²
TOWN	Varennes-sur-Loire
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Ideal for boutique B&B, retreat business
- Prime Loire Valley location
- Beautiful gardens and heated pool
- 5 independent guest suites with garden access
- Elegant family home

EXCEPTIONAL LOIRE VALLEY RESIDENCE WITH 5 INDEPENDENT GUEST SUITES, HEATED POOL & WALLED GARDENS...

Ref : A45631GVC49



An exceptional opportunity to acquire a beautifully appointed property in the heart of the Loire Valley, just 5 km from Montsoreau and 10 km from Saumur. Combining a spacious three-bedroom main residence with five independent guest suites, this versatile property has operated as a hospitality business and offers exciting possibilities

DESCRIPTION

Nestled in the heart of the Loire Valley, this beautifully presented property offers a rare opportunity to acquire an established luxury retreat or boutique guest house in one of France's most sought-after regions.

The main residence combines character, comfort and practicality, featuring three spacious bedrooms, a cosy and comfortable living room, two bathrooms, a fully fitted family kitchen, comfortable living room, a second kitchen designed for guest catering, two laundry rooms, a large scullery with extensive storage, and a dedicated office space.



Designed with hospitality in mind, the property also benefits from an impressive double-height reception room, ideal for guest breakfasts, dinners, private events, wellness retreats, workshops or yoga classes. A dedicated treatment room further enhances the property's appeal as a wellness destination.

Set within stunning enclosed walled gardens are five beautifully appointed guest suites, each opening directly onto the garden, creating a peaceful and private environment for visitors. The landscaped grounds include a charming potager, a heated swimming pool and a garage, offering both beauty and functionality.

Stylishly decorated throughout, the property seamlessly blends original character features with modern comfort. Every detail has been carefully considered, creating an elegant and welcoming atmosphere for owners and guests alike.

Ideally located just 5 km from Montsoreau, officially recognised as one of France's most b...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45631GVC49

COMPLETE FILE AND PHOTO ON REQUEST

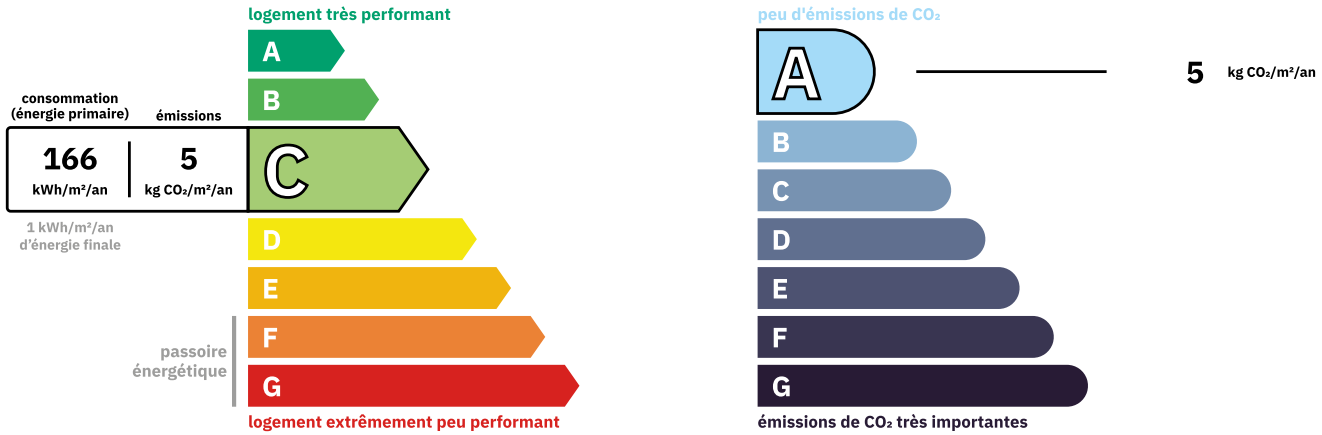
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXCEPTIONAL LOIRE VALLEY RESIDENCE WITH 5 INDEPENDENT GUEST SUITES HEATED POOL & WALLED GARDENS...

Ref : A45631GVC49

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

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 5000 € and 6830€ 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 :A45631GVC49
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr