LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A13214 Price: 1 495 000 EUR

agency fees to be paid by the seller

Stunning domaine in the Loire Valley comprising 2 newly renovated houses, pool & tennis, 109 hectares of land















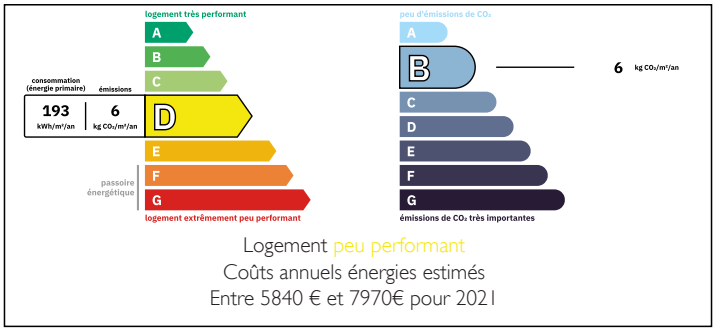
INFORMATION

Town:	Azay-le-Rideau
Department:	Indre-et-Loire
Bed:	12
Bath:	5
Floor:	572 m2
Plot Size:	1090000 m2

IN BRIEF

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 which already provides an annual revenue. The gardens also offer lakes, a swimming pool and a tennis court, not to mention a full-length south facing terrace. Secluded away from the two houses is a huge barn which could, with the appropriate permission, be transformed into a wedding / conference and events space. Both properties have been entirely renovated in the last three years (heating, plumbing, electrics, windows) and are therefore in excellent condition. The property is only a short drive from the nearest village...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5840 € et 7970€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**4906 EUR**

NOTES

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...