LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43550AKB37 Price: 590 000 EUR

agency fees to be paid by the seller

Character estate with 3 dwellings, gym/spa and swimming pool in over 2.6 hectares close to Luzé.















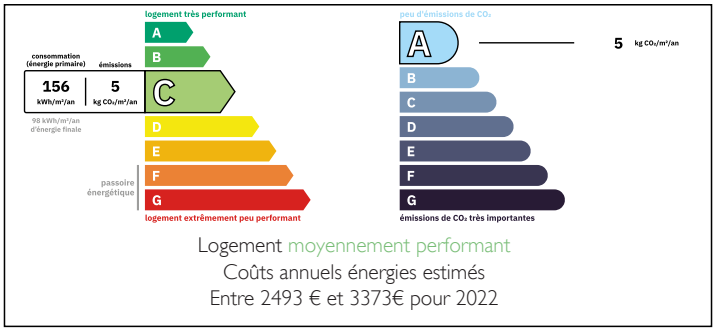
INFORMATION

Town:	Luzé
Department:	Indre-et-Loire
Bed:	9
Bath:	8
Floor:	353 m2
Plot Size:	26150 m2

IN BRIEF

In a peaceful hamlet near Luzé, this standout character property offers an exceptional opportunity for family living, holiday rentals, or boutique hospitality. The estate comprises 3 independent dwellings with a total of 9 bedrooms and 7 bathrooms, providing flexible accommodation and strong rental potential. Premium amenities include a dedicated gym and spa suite and a swimming pool set within an enclosed garden, framed by woodland and open fields—an ideal setting for guests seeking comfort, privacy, and a true countryside escape.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2493 € et 3373€ pour 2022

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.

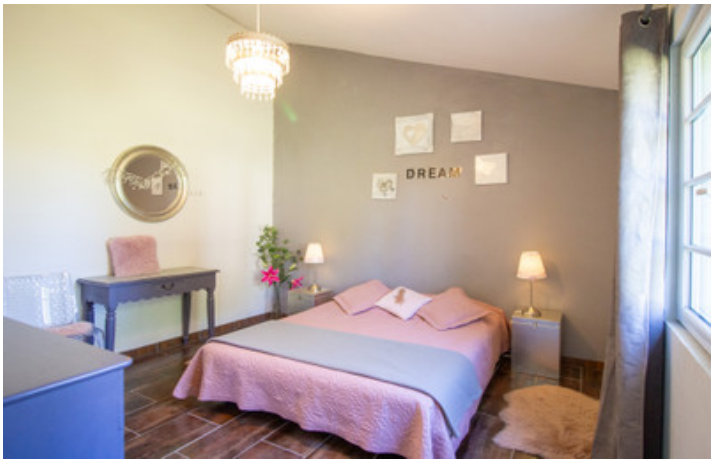
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DESCRIPTION

From the private parking area, you cross the garden and a terrace to enter the main house which is to your right.

You enter directly into the living room (38.5m2) which has a woodburning stove and is open to the fitted kitchen (24 m²). To the left is the dining room (24 m²) with patio doors to the terrace. To the right of the kitchen is a utility room (6 m²) and laundry room (12 m²). Back in living room, there is a WC (1 m²) under the stairs. Off a hall (5,5 m²) is a bedroom (12 m²) with shower room (5 m²) with shower and sink attached. Taking the stairs to the first floor, to the right are two inter-connecting bedrooms (12 m² & 14 m²). To the left, off a landing (23 m²) is another bedroom (19 m²) and separate shower room (6 m²) with shower sink and WC.

Facing the main house is a second building offer additional independent accommodation. Off an entrance hall (5 m²) are three bedroom (14 m², 16 m² & 14 m²) each with their own shower rooms (4 m²) with shower, sink and WC, you continue through to a living room (28.5 m²) with kitchenette. There is a separate bedroom (16 m²) with shower room (4 m²) with shower and sink and separate WC (1 m²) accessed from the outside. Accessed from the side of the property is a gym / sauna (24 m²) with...

NOTES

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