

A unique 19th century estate on the Coteau de Dorée



## INFORMATION

Town:	Parçay-sur-Vienne
Department:	Indre-et-Loire
Bed:	9
Bath:	8
Floor:	416 m <sup>2</sup>
Plot Size:	10860 m <sup>2</sup>

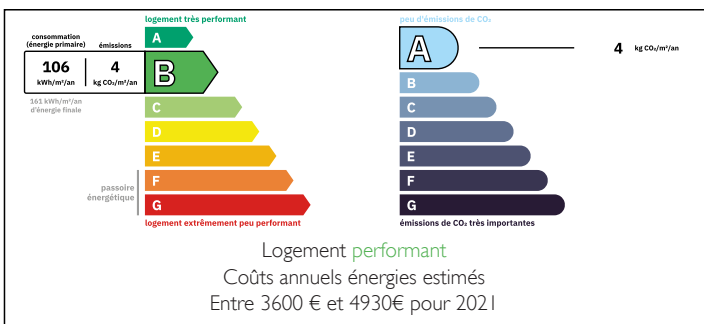


## IN BRIEF

A rare and characterful estate in the heart of the Vienne Valley, combining 19th-century heritage with a high-quality contemporary renovation.

Two independent stone houses, a natural swimming pool, 9 bedrooms and nearly 11,000 m<sup>2</sup> of peaceful grounds offer exceptional potential as a family home, a guest-house venture or a private countryside retreat.

## ENERGY - DPE



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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.



## DESCRIPTION

Nestled in the preserved Vienne Valley, south of the Loire, this remarkable 19th-century property perfectly combines historical charm with high-quality modern renovation.

Set on approximately 1.1 hectares of peaceful land, the estate offers two fully independent stone houses, a natural swimming pool, and an outstanding collection of historic outbuildings.

### Main House - Light, Volume & Comfort

The main house features a fully fitted and equipped kitchen opening onto a spacious, light-filled dual-aspect living room, extended by a south-facing terrace.

On the ground floor, a master bedroom with en-suite shower room completes the layout.

Upstairs, three additional bedrooms, a large modular dressing room, and a bathroom with both bathtub and shower provide comfortable family living.

A recent heat pump (installed in 2024) ensures energy efficiency and modern comfort.

### Second House - Independent & Income Potential

The second house offers a bright kitchen, a warm living area with a double-sided insert fireplace, two flexible bedrooms, and a bathroom.

Three additional en-suite bedrooms, accessed via an external staircase and gallery, make this property ideal for:

- Guest accommodation (B&B)
- Holiday rentals
- Independent workspace or offices

### Grounds & Historic Features

## LOCAL TAXES

Taxe foncière: **2130 EUR**

## NOTES