LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44412RPD37 Price: 638 000 EUR

agency fees to be paid by the seller

A unique 19th century estate on the Coteau de Dorée















INFORMATION

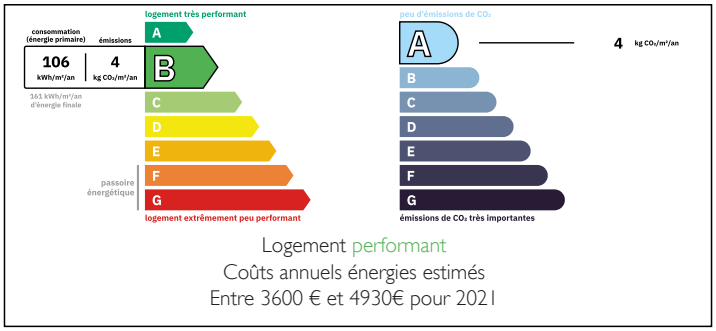
Town:	Parçay-sur-Vienne
Department:	Indre-et-Loire
Bed:	9
Bath:	8
Floor:	416 m2
Plot Size:	10860 m2

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 m² of peaceful grounds offer exceptional potential as a family home, a guest-house venture or a private countryside retreat.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 3600 € et 4930€ 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: **2130 EUR**

NOTES

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