LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45079PEL41 Price: 209 000 EUR

agency fees to be paid by the seller

Character property with outbuildings between Amboise and Blois, Loire Valley

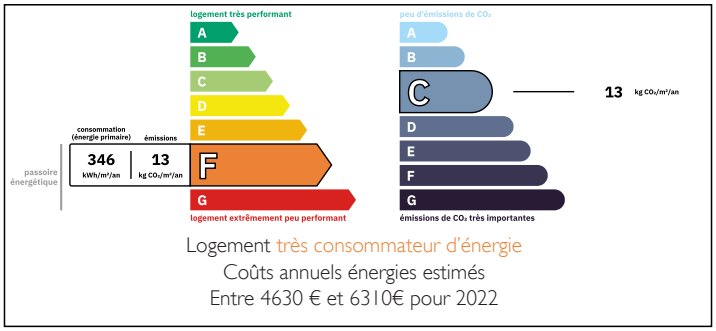
INFORMATION

Town:	Chaumont-sur-Loire
Department:	Loir-et-Cher
Bed:	5
Bath:	1
Floor:	177 m2
Plot Size:	1992 m2

IN BRIEF

Located near Château de Chaumont-sur-Loire, near Amboise and Blois in the heart of France's Loire Valley, this character property offers approximately 177 m² of living space, 5 bedrooms, extensive outbuildings, workshop space and nearly 2,000 m² of land. Requiring renovation and modernisation, it presents outstanding potential as a family home, holiday property, artist's studio, workshop-based business, storage facility or tourism project. Its proximity to the Loire River, the International Garden Festival and the region's famous Loire Valley châteaux makes it particularly attractive for buyers seeking a lifestyle property, gîte business, bed and breakfast opportunity or investment in one of France's most desirable tourist destinations.

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.

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NOTES

DESCRIPTION

Located just minutes from the renowned Château de Chaumont-sur-Loire, the International Garden Festival and the banks of the Loire River, this character property offers approximately 177 m² of living space, extensive outbuildings and nearly 2,000 m² of land. Combining generous accommodation, versatile ancillary buildings and a highly sought-after location in the heart of the Loire Valley, the property lends itself to a wide range of residential, professional, artistic or tourism-related projects.

Situated between the popular towns of Amboise and Blois, in one of the most desirable areas of the Loire Valley, the property enjoys easy access to local amenities, the Onzain railway station and some of the region's most famous historic and cultural attractions.

The main house provides approximately 177 m² of living accommodation arranged over seven rooms, including five bedrooms. The spacious layout offers excellent flexibility for a family home, holiday property or lifestyle project. Separate living and dining rooms create comfortable and adaptable living spaces, while a fireplace with insert adds warmth and character.

Outside, the property extends across approximately 2,000 m² of land divided into several plots. The main garden enjoys a private and leafy setting, ideal for relaxation and outdoor living. An additional nearby plot could accommodate a vegetable garden, orchard, recreational area or other landscaping projects.

One of the property's most distinctive features is its collection of outbuildings, including a garage, large workshop and storage areas. Such space is increasingly difficult to find and offers exceptional versatility. These buildings may particularly appeal to...