LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45164RPD37 Price: 399 000 EUR

agency fees to be paid by the seller

16th-century townhouse, 4 rented flats, reunifiable — Historic centre of Azay-le-Rideau







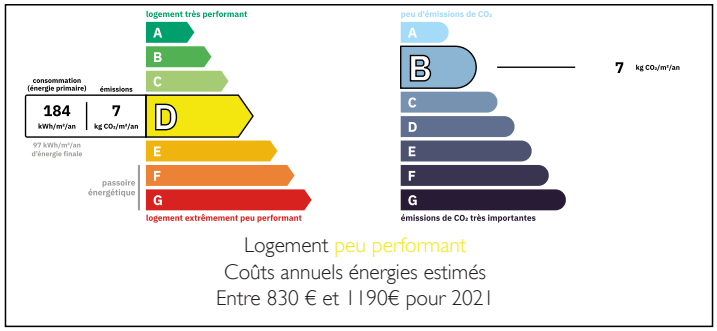








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 830 € et 1190€ pour 2021

INFORMATION

Town:	Azay-le-Rideau
Department:	Indre-et-Loire
Bed:	8
Bath:	4
Floor:	209 m2
Plot Size:	25 m2

IN BRIEF

In the heart of Azay-le-Rideau, 50 m from local shops and a few minutes' walk from the Renaissance château (over 320,000 visitors in 2025), a 16th-century stone investment building, fully let.

Approx. 209 m² of living space: 4 independent dual-aspect flats (58, 45, 56 and 50 m²), private inner courtyard and vaulted cellar. Good condition, double glazing.

Current rental income: €2,339/month, i.e. €28,068/year excluding charges, a gross yield of around 7% on the asking price.

Recent energy certificates (EPC C and D, GHG A and B), valid until 2035-2036: no unit affected by French rental bans, no mandatory energy works.

Turnkey investment, furnished letting in time, or a home with an income. Investor pack available on

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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NOTES

DESCRIPTION

A 16th-century building in the heart of Azay-le-Rideau

Leggett Immobilier is delighted to present a rare investment opportunity in the heart of Azay-le-Rideau: a 16th-century dressed-stone building, fully let, just a few minutes' walk from the famous Renaissance château.

A heritage investment in a highly sought-after town
Azay-le-Rideau is one of the highlights of the Loire Valley, and its château welcomed over 320,000 visitors in 2025. Rental demand is steady all year round and tourist footfall is strong. The building stands in the historic centre, 50 m from shops and services and a 15-minute walk from the railway station on the Tours–Chinon line. Tours is around 30 minutes away by car, and Paris about 1 hour by TGV from Saint-Pierre-des-Corps.

The property
The building offers approximately 209 m² of living space over three floors. It comprises four independent, dual-aspect flats, a private inner courtyard and a fine vaulted cellar. The flats are in good condition, with double glazing, and the roof is insulated on the top floor.

Ground floor left: 58 m², EPC D, GHG B
Ground floor, door 2: 45 m², EPC D, GHG B
First floor left: 56 m², EPC C, GHG A
Second floor: 50 m², EPC D, GHG B

Key figures

Current rental income: €2,339 per month, i.e. €28,068 per year excluding charges
Gross yield: around 7% on the asking price
Price per m² of living space: around €1,900
For guidance, current rents exceed the monthly mortgage repayment estimated on our website.

Energy performance with no constraints