LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45631GVC49 Price: 750 000 EUR

agency fees to be paid by the seller

Exceptional Loire Valley Residence with 5 Independent Guest Suites, Heated Pool & Walled Gardens

EXCLUSIVE







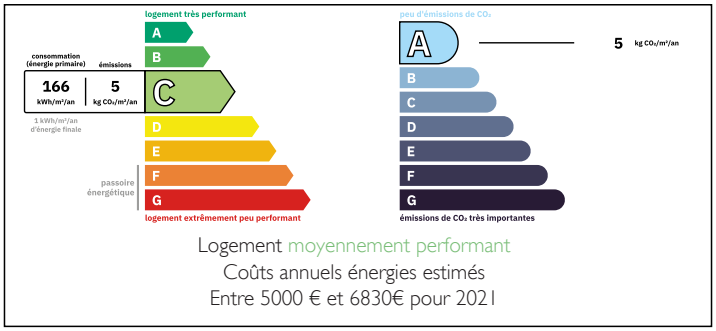








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 5000 € et 6830€ pour 2021

INFORMATION

Town:	Varennes-sur-Loire
Department:	Maine-et-Loire
Bed:	8
Bath:	7
Floor:	424 m2
Plot Size:	2900 m2

IN BRIEF

An exceptional opportunity to acquire a beautifully appointed property in the heart of the Loire Valley, just 5 km from Montsoreau and 10 km from Saumur. Combining a spacious three-bedroom main residence with five independent guest suites, this versatile property has operated as a hospitality business and offers exciting possibilities for its next owners.

Set within enclosed, landscaped gardens, it features a heated swimming pool, potager and an impressive double-height reception room, ideal for shared dining, workshops or group activities. A dedicated treatment room adds further versatility.

Each guest suite benefits from its own separate entrance and direct garden access, providing privacy and independence for guests. Whether you wish to continue a hospitality activity, develop a retreat concept or enjoy an exceptional home with

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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

Nestled in the heart of the Loire Valley, this beautifully presented property offers a rare opportunity to acquire an established luxury retreat or boutique guest house in one of France's most sought-after regions.

The main residence combines character, comfort and practicality, featuring three spacious bedrooms, a cosy and comfortable living room, two bathrooms, a fully fitted family kitchen, comfortable living room, a second kitchen designed for guest catering, two laundry rooms, a large scullery with extensive storage, and a dedicated office space.

Designed with hospitality in mind, the property also benefits from an impressive double-height reception room, ideal for guest breakfasts, dinners, private events, wellness retreats, workshops or yoga classes. A dedicated treatment room further enhances the property's appeal as a wellness destination.

Set within stunning enclosed walled gardens are five beautifully appointed guest suites, each opening directly onto the garden, creating a peaceful and private environment for visitors. The landscaped grounds include a charming potager, a heated swimming pool and a garage, offering both beauty and functionality.

Stylishly decorated throughout, the property seamlessly blends original character features with modern comfort. Every detail has been carefully considered, creating an elegant and welcoming atmosphere for owners and guests alike.

Ideally located just 5 km from Montsoreau, officially recognised as one of France's most beautiful villages, and only 10 km from Saumur, the property enjoys easy access to world-famous vineyards, châteaux, cycling routes and tourist attractions.

Whether you are seeking a thriving hospitality business, a luxury wellness retreat, or an exceptional