LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46161PEL37 Price: 799 000 EUR

agency fees to be paid by the seller

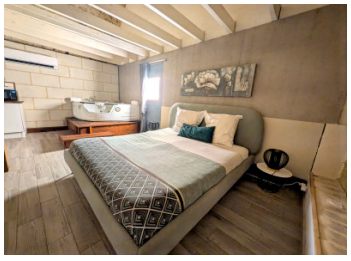
Troglodyte property with guest accommodation & indoor pool, Amboise, Loire Valley















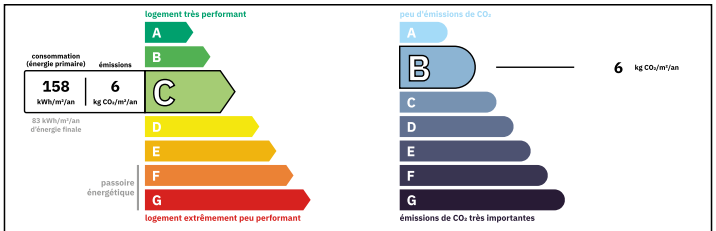
INFORMATION

Town:	Amboise
Department:	Indre-et-Loire
Bed:	9
Bath:	9
Floor:	500 m2
Plot Size:	1223 m2

IN BRIEF

Located in the heart of the Loire Valley, within walking distance of the historic centre of Amboise and just two hours from Paris, this remarkable troglodyte property offers a truly distinctive lifestyle in one of France's most desirable regions. Built around impressive caves carved into the tuffeau stone and featuring a heated indoor swimming pool, the property combines a private residence with an established guest house business. Currently operated as guest accommodation and a holiday rental, it offers the opportunity to continue a well-established hospitality business or create an entirely new lifestyle project in an exceptional setting.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 7530 € et 10230€ pour 2023

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

Beyond the entrance, a series of cave-carved spaces gradually unfold, revealing the remarkable character and atmosphere that define this unique troglodyte home. The main reception area forms the heart of the home, bringing together a kitchen, lounge, dining area and relaxation spaces in a setting designed for both everyday living and entertaining guests.

Guest accommodation has been thoughtfully arranged throughout the property, with each room making the most of the spectacular cave setting and enjoying its own individual character. A larger suite with a spa bath provides additional accommodation, while the heated indoor swimming pool creates a memorable focal point and offers year-round enjoyment. Together with the various wellness and relaxation areas, it contributes significantly to the appeal of the property and to overall guest experience.

A separate private living area allows the owners to enjoy the property independently from the guest accommodation. This section includes a living room with open-plan kitchen, several bedrooms and a variety of ancillary spaces suited to comfortable daily life.

Outside, the grounds extend to approximately 1,200 m² and include garden areas, terraces and outdoor seating spaces. The location is particularly appealing, allowing easy access on foot to the restaurants, shops, markets and historic attractions that have made Amboise one of the most visited destinations in the Loire Valley.

Whether you are looking to continue an established hospitality business, create a boutique retreat, relocate to the Loire Valley or simply enjoy an extraordinary home in one of France's most celebrated regions, this unique property offers a rare opportunity to combine lifestyle, heritage and business potential.

Information about risks to which this property is exposed is available on the Géorisques website...