

Two Character Properties to Renovate with Exceptional Gîte Potential – Near Montrichard, Loire Valley



INFORMATION

Town:	Montrichard
Department:	Loir-et-Cher
Bed:	2
Bath:	2
Floor:	94 m2
Plot Size:	7424 m2



IN BRIEF

Set in a peaceful hamlet within the commune of Faverolles-sur-Cher, just minutes from the popular tourist town of Montrichard in the heart of the Loire Valley, this unique property offers an exciting renovation opportunity with excellent income potential.

It has excellent transport links with a mainline train station in Montrichard, just 3km away, plus TGV and airport in Tours 50km from the property.

ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe foncière: 402 EUR

NOTES

DESCRIPTION

The sale comprises two charming character properties, both currently offering ground-floor living, with substantial attic space that could be converted (subject to the necessary permissions) to create additional accommodation.

A range of traditional outbuildings provides further scope for development, making this an ideal project for anyone wishing to create several gîtes, holiday cottages or tourist accommodation in one of France's most visited regions. With world-famous Loire châteaux, vineyards, cycling routes and the renowned Beauval Zoo all within easy reach, the location is perfectly suited to the holiday rental market.

An additional advantage is that the commune is currently installing mains drainage, enhancing the property's future development potential.

Whether you are looking for a lifestyle change, a renovation project or an investment opportunity in the Loire Valley, this property offers enormous potential to create a thriving tourism business in a highly sought-after area.

First house ground floor (habitable surface currently 50m2):

Entrance
Kitchen (with reversible airconditioning unit) 10m2
Living room 14.7m2
Bedroom 11.6m2
Shower room and WC
Room for storage

Exterior - various large outbuildings including a barn (currently with wine VATS) 44m2, cellar 15m2, garage 40m2, room with bar for wine tasting (previously owned by a winemaker) 15m2, open barns with room once inhabited.

Courtyard to the front and land to the rear.