LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47568DID37 Price: 799 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (753 774 EUR without fees)

Family estate in the heart of the Vouvray wine region















INFORMATION

Town:	Parçay-Meslay
Department:	Indre-et-Loire
Bed:	6
Bath:	3
Floor:	244 m2
Plot Size:	10000 m2

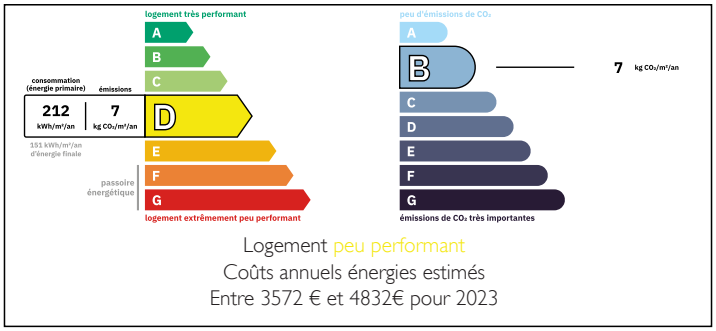
IN BRIEF

Among the vineyards of Parçay-Meslay, just ten minutes from Tours and close to Vouvray, this rare family estate offers two independent houses, almost 320 m² of living space, a mature park with no overlooking neighbours and exceptional privacy.

The 245 m² main house was created in the 1970s from a former barn and stables. Its impressive cathedral-style sitting room features exposed beams, a stone fireplace and mezzanine, with fabric-covered walls and ceilings creating a wonderfully soft acoustic. The ground-floor principal suite includes a bedroom, study, whirlpool bath and massage shower. Upstairs are three large bedrooms overlooking the park. Living areas open onto landscaped gardens and a terrace of over 80 m². Fully equipped kitchen.

The renovated 75 m² former farmhouse, dating from 1900, offers two bedrooms. Orchard,

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3572 € et 4832€ 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

Two homes, one exceptional setting

Two dwellings on the same grounds, landscaped gardens and the atmosphere of a former wine farm: in Parçay-Meslay, this rare family property combines privacy with easy access to Tours.

The property comprises a main house of approximately 245 m², created in the 1970s within the former barn and adjoining stables, together with a farmhouse of approximately 75 m², typical of the early 20th century. In total, almost 320 m² of living space, with genuine independence between the two homes.

The main house

The original agricultural volume has been preserved, with its impressive height, roof structure and exposed beams. The cathedral-style sitting room forms the heart of the house. A mezzanine, protected by a turned wooden balustrade, overlooks the room, while a large stone fireplace gives the space its structure. Sitting room, dining area and relaxation spaces flow naturally into one another without dividing the volume.

The finishes are of an unusually high standard for a converted barn. Fabric-covered walls and ceilings create an exceptionally soft acoustic in this generous living space. Materials, joinery, woodwork and detailing have been treated with the same care throughout the house.

The entire façade of the living areas opens onto the mature park. In front, a terrace of more than 80 m² provides an ideal setting for summer dining and entertaining.

On the ground floor, the principal suite comprises a bedroom, study and bathroom with whirlpool bath and massage shower. It forms a genuine self-contained apartment, set apart from the main...