

## TYPICAL TUFFEAU STONE MANOR and its outbuildings - Loire Valley Near Chinon and Bourgueil



## INFORMATION

Town:	Chinon
Department:	Indre-et-Loire
Bed:	25
Bath:	27
Floor:	713 m2
Plot Size:	27642 m2



## IN BRIEF

Leggett Immobilier presents this exceptional real estate complex nestled in its green setting, near the Vienne river, at the crossroads of Chinon and Bourgueil vineyards.

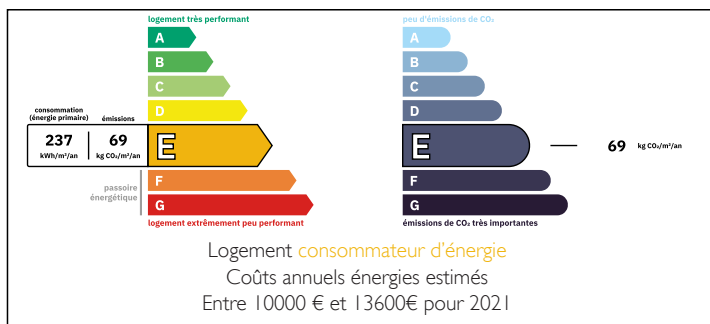
The set includes a Manor and its outbuildings in which a hotel, catering and reception activity has been carried out.

The typical architecture of our region and its components are found in each room of this splendid building and its outbuildings: exposed beams, open fireplaces in tuffeau stone, period dove-cote, wooden floors, floor tiles...

The total habitable space is 1200m<sup>2</sup> separated into 3 buildings (around 550m<sup>2</sup> for the mansion).

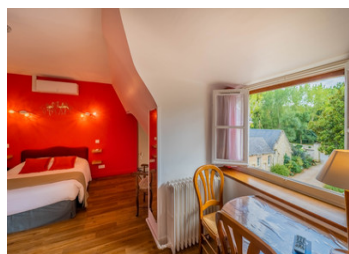
Other photos are available on request.

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

In detail, the property is divided into 3 buildings:

- The Manor and its extension include 25 bedrooms and their bathrooms, some (9) currently have their own kitchenette, or allow them to be created very easily, allowing the creation of independent lodging type accommodation.

It totals 539m<sup>2</sup> of living space.

- The main Logis:

Not adjoining the Manor, the Logis currently houses the reception area with a private lounge, a service kitchen, three dining rooms and two professional fitted kitchens.

Upstairs, one seminar room as well as a beautiful dovecote and a private space (91m<sup>2</sup>) that can be used as annex, independent or service accommodation (contains 3 bedrooms, 2 shower rooms and 1 kitchen).

This building is offering 472m<sup>2</sup> of inhabitable space.

A 48m<sup>2</sup> apartment adjoining this building is also available.

Finally, the last building totals approx. 40m<sup>2</sup> habitable part of which is currently rented by a permanent tenant. The lease may or may not be renewed for the sale. The other part is in the state of restoration and will have to be restored to be habitable.

The property is set in a perfectly maintained and quiet park, containing beautiful species of centuries-old trees. A terraced area and a parking space have been fitted out to welcome customers and visitors.

Other types of rooms are available for bicycles, storage etc. A visit is essential to discover this domain full of history and magic.

All projects are feasible, you can imagine creating a set of lodges or guest rooms, creating an event and reception...