

Beautiful 19th Century Château, newly renovated, 30 hectare park and lake plus outbuildings. Near Loches 37.



INFORMATION

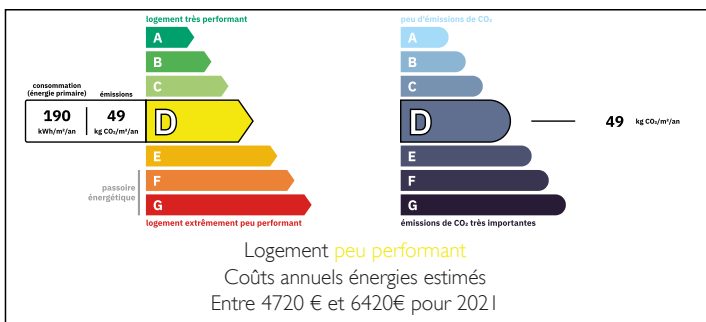
Town:	Loches
Department:	Indre-et-Loire
Bed:	5
Bath:	4
Floor:	425 m2
Plot Size:	305633 m2

IN BRIEF

Stunning 19th Century Château, recently renovated, surrounded by woodlands and park totalling 30 hectares. Very secluded and private property for those seeking complete peace in a naturally wild and beautiful environment away from the buzz of cities. Outbuildings with business potential, plus hunting licence for the estate.

Not far from the charming royal city of Loches (28km), and about 70 km from the city of Tours, with airport (served by Ryanair) and TGV links.

ENERGY - DPE



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.



DESCRIPTION

This beautiful château has been found as far back in the archives as the 17th century. The estate was first registered in 1181 and then in 1239 it appears in texts, and it was once owned by the Abbey of Baugerais.

The château was officially named as it is today in the 17th century. During the 19th century, the original building was added to, and this is what can be seen today. It included a lime kiln in 1880, which fell into disrepair around 1926.

The current owners purchased the château in 2005. The property was dilapidated but habitable. It had not been touched for in excess of forty years, although the gardens and parks were in good condition, similar to today.

The owners purchased the château with a view to fully refurbishing the property, as well as the outbuildings, in order to establish a family business. It was initially planned to host corporate events, weddings and a music recording studio for established record labels to hire as a location for bands to stay, develop, and record music for new albums.

The refurbishment has just been completed to the Château, although the plan for the outbuildings did not happen due to family health issues. The works undertaken to the Château have been elaborate, with all aspects having been rebuilt or updated.

A detailed list and additional photos/information are available upon request.

Ground floor:

Entrance lobby 8.4m² (3.6 x 2.3m)

Grand hall ...

LOCAL TAXES

Taxe foncière: 1967 EUR

Taxe habitation: EUR

NOTES