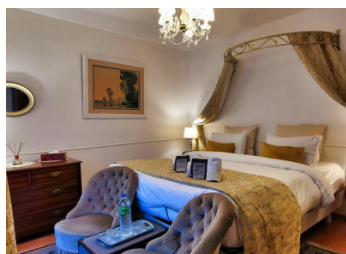
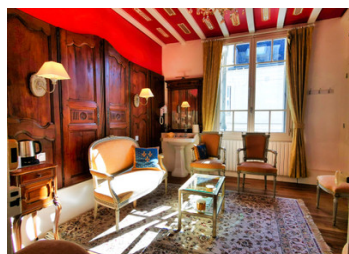


Elegant Renovated Town house in the Heart of Historic Amboise – 4 Beds + Studio, Courtyard, Loire Valley 37



INFORMATION

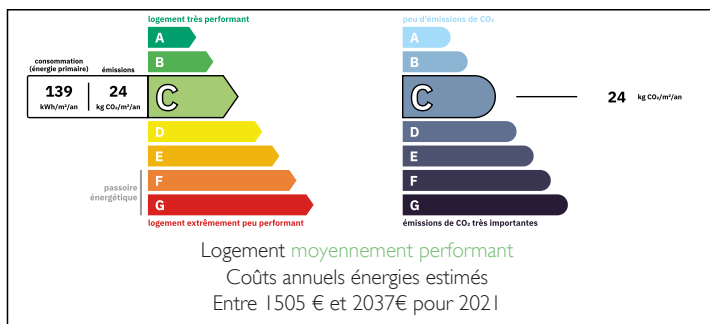
Town:	Amboise
Department:	Indre-et-Loire
Bed:	5
Bath:	5
Floor:	180 m2
Plot Size:	106 m2

IN BRIEF

Discover this beautifully restored period townhouse nestled in the very center of Amboise, one of the Loire Valley's most sought-after destinations. Located just steps from the iconic Château d'Amboise, this rare gem combines timeless French charm with modern luxury — all within walking distance of cafés, boutiques, markets, and restaurants along picturesque cobbled streets.

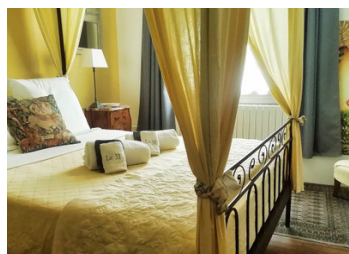
The city of Tours with TGV and airport is 24km away, and the nearest exit for the A10 motorway is just 18km from this beautiful property.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This spacious, light-filled home in the centre of Amboise, offers 4 en-suite bedrooms including a convenient ground-floor bedroom and bathroom, perfect for guests or multigenerational living. A fully self-contained studio apartment on the second floor provides ideal accommodation for rental income, guests, or use as a private office.

Recently renovated from top to bottom — including both interior and exterior — the home boasts elegant finishes, preserved architectural details, and updated systems for turnkey living. The pretty private courtyard invites you to enjoy al fresco dining and quiet moments surrounded by stone walls and greenery.

With two separate entrances, the layout offers exceptional flexibility: use as a primary residence, a luxury holiday home, or a home-based business such as a boutique rental property, elegant business premises, or chambres d'hôtes (B&B). This unique configuration is also ideal for Americans seeking a European base that blends historic ambiance with modern lifestyle potential.

Key Features:

- * Prime location in Amboise city centre
- * 4 bedrooms, each with private bathroom
- * Separate studio apartment with kitchenette (2nd floor)
- * Ground-floor suite for easy accessibility
- * Small but charming private courtyard for outdoor living
- * Two entrances for flexible living or business use
- * Fully renovated – move-in ready