

Charming income-generating property, gîtes & B&B rentals, located among vineyards nr Montrichard, Loire Valley

EXCLUSIVE



## INFORMATION

Town:	Montrichard
Department:	Loir-et-Cher
Bed:	10
Bath:	8
Floor:	344 m2
Plot Size:	5844 m2

## IN BRIEF

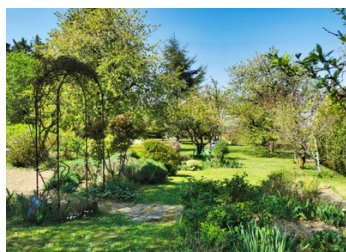
This beautiful property is ideal for a family wanting plenty of guest rooms with space for everyone, or anyone wanting to run a B&B /gite activity, as the vendors are doing at the moment.

Surrounded by beautiful gardens within the walls, and spectacular vineyard views from outside the walls, it is a haven of peace.

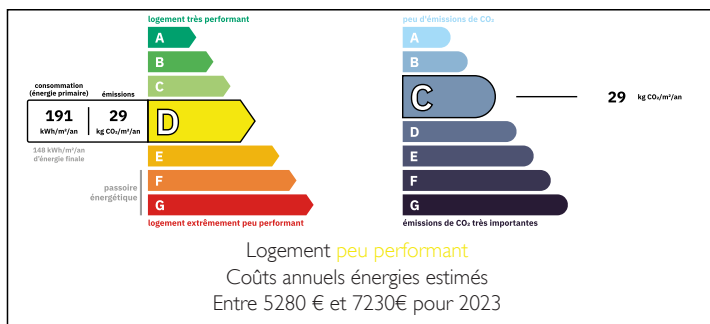
The property is ideally placed for easy access to all the châteaux of the region, as well as the famous Zoo Beauval (ranked 4th in the world). This area is a popular, all year round tourist destination - there is always something to do and restaurants open even in the winter months.

The town of Montrichard with plenty of shops and restaurants lining it's cobbled streets is just 4km from the property. There are also large supermarkets and a mainline train station.

The city of Tours, with...



## 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 foncière:** 2470 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The property is close to Montrichard and just 21 km from St Aignan sur Cher which boasts the famous Zoo Beauval. Both of these two towns are tourist havens. It consists of two buildings plus a small 15th century chapel !

The largest building, built in the years 1750-1800, consists of the main house with three bedrooms, a two bedroom gîte and a studio apartment currently used as a B&B room.

The second building, a converted barn, has three guest rooms, all with private shower rooms and toilets. The upstairs guest room has two bedrooms.

The main house has a living room with plenty of character and a stone fireplace with wood burner. Windows/doors on three sides, opening onto the manicured gardens. Next to this is a country style kitchen that leads to a bright and airy dining room. There are doors opening into the conservatory, which panoramic views of the gardens - a lovely place in which to relax and unwind. Further along on the ground floor, there is a good-sized utility room, a bedroom and bathroom with toilet.

Upstairs there is a landing area with space for a small office, a toilet, a large master bedroom with private bathroom, a second bedroom with a shower and hand basin.

The gîte, next door to the house, has been tastefully decorated - there is a living room and kitchen/dining room, a double bedroom, a bedroom for two single beds, and a shower room with toilet. There is...