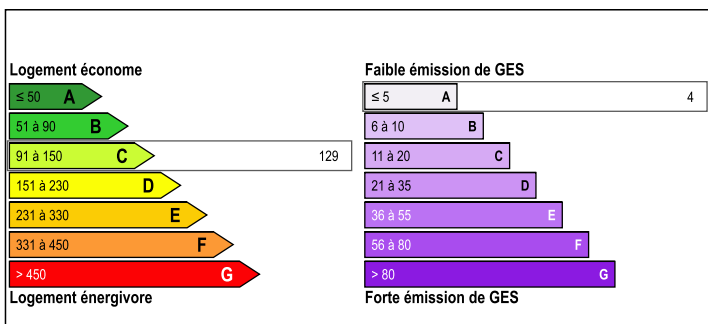


11th century mill with 20 rooms & guest house/gîtes near the Château de Chambord/Cheverny. Request our 360 vi



## ENERGY - DPE



## INFORMATION

Town:	Chambord
Department:	Loir-et-Cher
Bed:	12
Bath:	12
Floor:	2300 m2
Plot Size:	95000 m2

## IN BRIEF

LEGGETT Prestige Real Estate in the Loire Valley 41 offers this magnificent character property.

This remarkable estate includes an 11th-century mill, a farmhouse and several outbuildings, with a total built area of approximately 2,300 m<sup>2</sup>.

The property has 12 fully furnished cottages (40 to 80 m<sup>2</sup>) and rooms (20 to 25 m<sup>2</sup>), which can accommodate up to 55 people. There is strong potential for furnished tourist rentals in this authentic and peaceful setting.

Located in the Sologne region with its ponds and in the heart of nature near Chambord, Cheverny, Blois and Villesavin, the highlights of tourism in the Loire region, Leggett Immobilier offers you an exceptional 9.5-hectare property, listed as a UNESCO World Heritage Site.

This former windmill, located in the Centre Val de

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

The property has 12 fully furnished cottages (40 to 80 m<sup>2</sup>) and rooms (20 to 25 m<sup>2</sup>), which can accommodate up to 55 people. There is strong potential for furnished tourist rentals in this authentic and peaceful setting.

### \*\*\*The Mill

Entrance hall 43.50 m<sup>2</sup> Kitchen 36 m<sup>2</sup> Living room 33 m<sup>2</sup>

Dining room: 36.50 m<sup>2</sup> Small sitting room 16.80 m<sup>2</sup>

1st floor: Bedroom 28 m<sup>2</sup> Study 36 m<sup>2</sup> Bathroom 6.72 m<sup>2</sup>

2nd floor: blue bedroom 10 m<sup>2</sup>, pink bedroom 14 m<sup>2</sup>, bathroom 8.10 m<sup>2</sup>

3rd floor: bedroom 29 m<sup>2</sup>, bathroom 7 m<sup>2</sup>, dressing room/attic 30 m<sup>2</sup>

Staircase landing 26 m<sup>2</sup>

### \*\*\*Outbuildings

Staircase landing: 51.02 m<sup>2</sup>

Utility room: 9.20m<sup>2</sup>

Outdoor canopy: 64m<sup>2</sup>

### \*\*\*The Moulin's gîtes and rooms

Les Tourterelles: 58m<sup>2</sup>

Le Bouquinage: 27.50m<sup>2</sup>

Les Oiseaux: 31.60m<sup>2</sup>

La Marquise: 34.50m<sup>2</sup>

Les Raisins: 73.40m<sup>2</sup>

### \*\*\*The farmhouse

Open barn 85m<sup>2</sup>

Wood boiler room 35m<sup>2</sup>

First floor bedroom, bathroom, toilet and dressing room 115m<sup>2</sup>

Utility room: 4.50m<sup>2</sup>

Barn: 62.30m<sup>2</sup>

Kitchen and bar: 96.15m<sup>2</sup> Toilet 4m<sup>2</sup> Second room 40m<sup>2</sup>

L'Hermine holiday cottage: 72.40m<sup>2</sup>

La Salamandre holiday cottage: 115.20m<sup>2</sup>

Les Iris holiday cottage: 122m<sup>2</sup>

Les Roses holiday cottage: 72m

### \*\*\*Various outbuildings:

Shed at the entrance to the property 36m<sup>2</sup>

Sheep shelter 20m<sup>2</sup>

Donkey shelter 40m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 7800 EUR**

**Taxe habitation: EUR**

## NOTES