

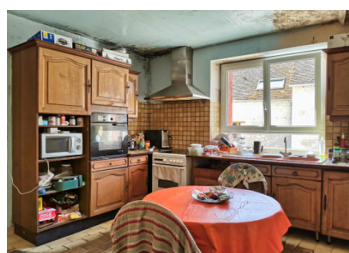
Unique Renovation Opportunity in the Heart of the Loire Valley - small village just 30km from Blois, Centre.

EXCLUSIVE



INFORMATION

Town:	Coudes
Department:	Loir-et-Cher
Bed:	3
Bath:	1
Floor:	93 m2
Plot Size:	380 m2



IN BRIEF

Set in a vibrant village atmosphere, the property is within walking distance of a local boulangerie, and surrounded by the rich flavours of the region—a goats' cheese farm, a sheep's cheese producer, and renowned local winemakers all call Coudes home. The Loire Valley, a UNESCO World Heritage site, draws visitors year-round with its rolling vineyards, royal castles, and timeless charm.

The pretty town of Contres with all amenities and a commercial zone, is just 7km away. The historic Royal City of Blois, with access to the A10 motorway, is 30km from the village and the city of Tours with TGV and airport serviced by Ryanair is 62km away.

ENERGY - DPE

DPE not required.

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 foncière: 1000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the picturesque centre of Couddes, a charming village in the Loire Valley renowned for its historic châteaux and thriving artisanal culture, this exceptional property presents a rare opportunity for renovation and transformation. Comprising two attached buildings, all with exterior renovations already completed, this versatile ensemble offers boundless potential for creating a dream residence, holiday rentals, or a boutique hospitality project.

Whether you envision a private retreat or a tourism-focused venture, this character-filled property in an authentic French village offers the perfect canvas.

There is also a separate land parcel with a small lake about a 5-minute walk from the property, which can be additionally purchased.

Please ask for further technical information and additional photos.

Building One - existing living accommodation:

Ground floor - with bedroom 13m², living room 24m² with open fireplace, W.C., shower room and kitchen 13m².

Access through the kitchen to two other rooms - one, an old stables, 20m² and second room 21m² (possible to be one whole room). Currently, no first floor in this section, but plenty of space and height to add one.

First floor - with two bedroom 19m² and 14m².

Building Two - attached to building One: Room with bread oven (1849) 15m² and another room 9.7m²

Exterior - courtyard with open barn with a well 8.1x6.7 - 55.5m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>