

Former 19th century winegrowing property & 500m near Amboise & Blois Would suit Wine investor .



## INFORMATION

Town:	Onzain
Department:	Loir-et-Cher
Bed:	7
Bath:	7
Floor:	500 m <sup>2</sup>
Plot Size:	5122 m <sup>2</sup>

## IN BRIEF

Near BLOIS & AMBOISE

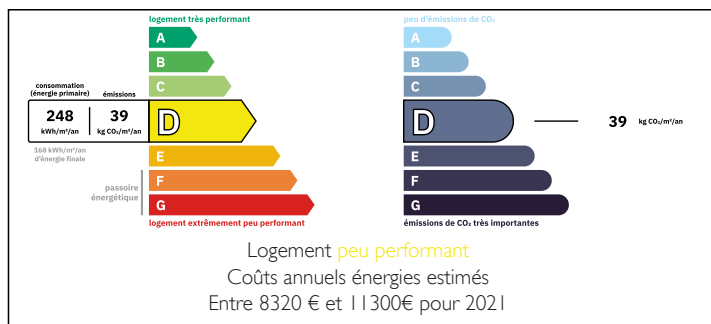
An old winegrower's house dating from the 17th century in a pretty village in the Loir Very pretty & large winegrower's property & property complex comprising:

a 1st residential building comprising:  
Ground floor: fitted and equipped kitchen, pantry, dining room/lounge of more than 60 m<sup>2</sup> with a very beautiful open fireplace, bedroom, shower room, WC and dressing room

1st floor: three bedrooms of approx. 12 m<sup>2</sup>, laundry room, Viessmann oil-fired boiler room, large garage and wine cellar with vats of professional wine.

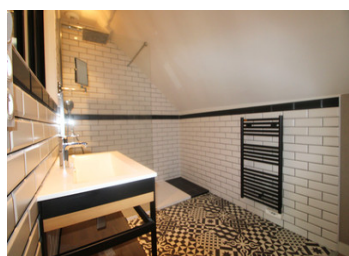
Another adjoining building comprises three flats, each with 1 bedroom, 1 living room/kitchen, 1 shower and WC. There are 3 independent flats: 62 m<sup>2</sup>, 51 m<sup>2</sup> and 46 m<sup>2</sup> of living space.

## 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

Leggett immobilier centre val de Loire 41 / 45/ 18 prestiges propose you by Bruno Debain commercial agent Specialist of second homes, Each property confier has 360° for our international & national clientele.

Very pretty & large wine-growing property & property complex comprising:

a 1st dwelling building comprising:

Ground floor: fitted & equipped kitchen, pantry, dining room/lounge of more than 60 m<sup>2</sup>, with a very beautiful open fireplace, bedroom, shower room, WC and dressing room

1st floor: three bedrooms of approx. 12 m<sup>2</sup>, laundry room, Viessmann oil-fired boiler room, large garage and wine cellar with vats of professional wine.

Another adjoining building comprising three flats, each with 1 bedroom, 1 lounge/kitchen, 1 shower and WC, comprising 3 independent flats: 62 m<sup>2</sup>, 51 m<sup>2</sup> and 46 m<sup>2</sup> of living space.

Commercial premises with a 200 m<sup>2</sup> reception room and hall, and a 50 m<sup>2</sup> cellar

. There are also outbuildings, a garage and a workshop.

The property is set in approx. 5,117 m<sup>2</sup> of wooded, enclosed grounds.

\_ a business building divided into an office, showroom, cellars, storage area, a building used as an outbuilding

Courtyard, garden and parklands: a magnificent blue cedar from Lebanon, over 100 years old.

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

## LOCAL TAXES

**Taxe foncière: 1947 EUR**

**Taxe habitation: EUR**

## NOTES