

Charming 16th-Century Stone House with Château Views – Montsoreau, Loire Valley



INFORMATION

Town:	Montsoreau
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	165 m ²
Plot Size:	775 m ²



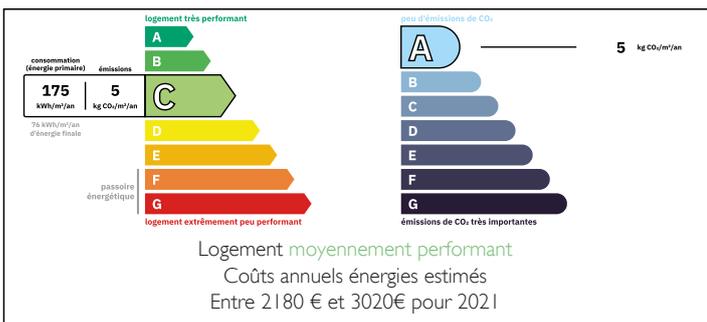
IN BRIEF

In the heart of the highly sought-after village of Montsoreau, this exceptional 16th-century stone house offers rare character, château views, and significant potential for further development.

Providing approximately 230 m² of floor space, the property features a garage, garden, terrace, wine cave, and a 20 m² veranda.

Renovated to the highest quality so far, it presents a unique opportunity for a new owner to complete and personalise the remaining spaces, truly putting their own stamp on this remarkable Loire Valley home, all within walking distance of the village square and River Loire..

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

Charming 16th-Century Stone House with Château Views – Montsoreau, Loire Valley

Located in the heart of the highly sought-after village of Montsoreau, this exceptional 16th-century stone house offers authentic character, generous volumes, and remarkable potential. Just steps from shops, cafés, and local amenities, the property enjoys a fantastic village lifestyle in one of the Loire Valley's most picturesque settings.

Offering approximately 230 m² of floor space, this atypical home combines historic charm with exciting opportunities for further development. The property is fully double glazed and benefits from a newly installed, complete reversible air-to-air heat pump system throughout, providing efficient heating and air conditioning all year-round.

The ground floor features an open-plan kitchen and living area, all recently renovated, opening onto a charming small courtyard and a 20 m² furnished conservatory, ideal for year-round enjoyment. A further living room or downstairs bedroom is ready for renovation with potential for a downstairs shower room. / cloakroom. A garage, a rare asset in the village, completes this level. A traditional wine cave, perfect for storage and ageing, adds to the property's authentic appeal.

On the first floor, a landing leads to a newly renovated bedroom, office, dressing room, and shower room with fitted laundry. There is also an additional room ready to be converted, with the potential to create two further bedrooms and bathrooms.

The third floor offers a large loft space, already prepared for conversion into an additional bedroom and bathroom, allowing the creation of a substantial family home or...

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES