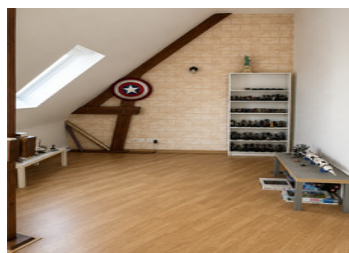


Villandry, Loire Valley — Family home 240 sqm, 9 rooms, 1,605 sqm garden



INFORMATION

Town:	Villandry
Department:	Indre-et-Loire
Bed:	7
Bath:	2
Floor:	240 m2
Plot Size:	1605 m2



IN BRIEF

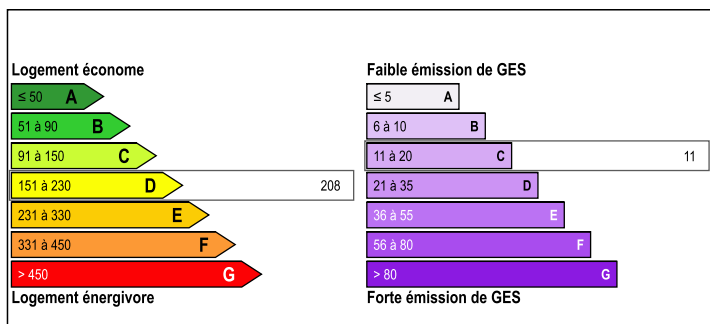
In the sought-after village of Villandry, just outside Tours and in the heart of the Loire Valley, a UNESCO World Heritage Site, this spacious family home offers approximately 240 sqm of living space on a divisible wooded garden of 1,605 sqm.

Built between 1983 and 1988, it features 9 rooms including 7 bedrooms across two levels, two bath/shower rooms, a fitted kitchen, a dining room and lounge, as well as an attached double garage of nearly 58 sqm with a convertible attic and a cellar. Heated by two wood-burning stoves (with electric radiators as backup) and fitted with double-glazed windows from 2016, EPC rating D.

Tours city centre is 25 minutes away, Paris is reachable in 1h30 by TGV, and Tours Val de Loire airport is less than 30 minutes away.

A rare configuration offering multiple possibilities: large...

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

A spacious family home in the heart of the Loire Valley

Located in Villandry, an iconic village of the Loire Valley listed as a UNESCO World Heritage Site for its château and remarkable gardens, this family home built between 1983 and 1988 offers approximately 240 sqm of living space on a divisible wooded garden of 1,605 sqm. The setting is residential, green and quiet, while remaining within immediate reach of shops, schools and transport links.

Interior layout

On the ground floor (approx. 131 sqm), an entrance hall leads to a fitted kitchen, a dining room, a lounge and a living room, creating a vast and welcoming living space. This level also features a bedroom, a shower room, a separate WC, and a utility room of nearly 19 sqm — an ideal layout for working from home or for an additional ground-floor bedroom.

Upstairs (approx. 109 sqm), the layout is designed for family life: a master bedroom with dressing room and direct access, a bathroom, a separate WC, and five additional bedrooms accessed via two distinct landings. A 17 sqm playroom landing completes the upper floor and could easily be repurposed (teen space, gym, studio, shared office, or fitted as a third bathroom).

In total, the house comprises 9 main rooms including 7 bedrooms, a rare configuration offering many possibilities: large family, guest accommodation, home-based profession, or conversion into two separate dwellings.

Comfort and energy performance

The property benefits from glass wool insulation, double-glazed windows installed in 2016, and wooden shutters. Heating...

NOTES