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Character house with land of approximately 880 m².

Chambray-lès-Tours , **Indre-et-Loire** , **Loire Valley**



€525,000

inc. of agency fees

5 Beds 210 sqm 0.09 ha

Located in a hamlet, this house and its adjoining gîte renovated by an interior designer extend over approximately 210 m² on the ground, on a plot of 880 m². The period cement tiles, exposed stone walls...

At a Glance

Reference	MFH-CJC02106	Near to	Chambray-lès-Tours	Price	€525,000
Bed	5	Pool	No	Hab.Space	210 sqm
Land	0.09 ha			Land Tax	N/A

Property Description

Located in a hamlet, this house and its adjoining gîte renovated by an interior designer extend over approximately 210 m² on the ground, on a plot of 880 m². The period cement tiles, exposed stone walls and original beams, as well as a bow window with a view of the garden, bear witness to the preserved history of this construction. On the ground floor there are two welcoming living rooms, including a bright dining room

with a custom-made open kitchen, a living room, a 25 m² master suite, equipped with a shower room, a dressing room and an office area, a second bedroom on one level as well as a shower room. Upstairs, you will find a 12m² office space with a cut stone floor, followed by a room to be fitted out for a future dressing room, a bedroom, a bathroom. The adjoining gîte, with its independent access, includes a living room/kitchen area, a bedroom, a shower room and a welcoming veranda. The gîte benefits from a very good rental yield and many positive reviews on Airbnb. If you do not wish to continue this activity, it can also be suitable for a liberal profession or be rented out year-round. Outside, a slate courtyard allows you to park several vehicles. At the back of the house, you will find a terrace, a vegetable garden and still enough land to install a swimming pool. Ideally located just 10 minutes from the TGV station and 5 minutes from the A10 motorway, this house is also close to shops and schools. In addition, it is perfectly located to enjoy the riches of the Loire Valley. Just a few kilometers away, you can discover the famous castles (Amboise, Azay-le Rideau, Villandry, etc.). Information on the risks to which this property is exposed is available on the Géorisques website: <http://georisques.gouv.fr>

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

Summary

Property type:	House
Bedrooms:	5
Price	€525,000

Key Information

Internal Area:	210 sqm
Land Area:	0.09 ha

Location: Loire Valley



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