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## Charming 15th. century French chateau with a logis and 12 acres

Tours , Indre-et-Loire , Loire Valley



# €1,180,800

inc. of agency fees

11 Beds    9 Baths    570 sqm    4.8 ha

A charming period chateau located north of Tours and south of Le Mans with a lovely 12 acre enclosed estate with a restored logis and various outbuildings.

### At a Glance

<b>Reference</b>	MFH-LOR5009N	<b>Near to</b>	Tours	<b>Price</b>	€1,180,800
<b>Bed</b>	11	<b>Bath</b>	9	<b>Hab.Space</b>	570 sqm
<b>Land</b>	4.8 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This charming period chateau is situated north of Tours and south of Le Mans, it comes with a lovely 12 acres /4.8 hectares enclosed estate with a restored logis and numerous outbuildings. There's excellent access to one of the best villages in the area and a short 30 minute drive to Tours and its TGV with direct access to Paris.

## **THE ACCOMMODATION IN THE CHATEAU**

The chateau today offers over 425 sqm of living space over 3 floors with many original features retained. The ground floor provides a formal “front to back” entrance hall with quarry tiled floor and oak staircase, this leads to the left to the double aspect lounge with feature fabric murals representing the chateau and its logis, exposed ceiling beams, this room has a great relaxed feel to it and enjoys plenty of natural light. From here we discover the dining hall with feature period stone fireplace and access direct to a small kitchen in the tower room and also a wc and service staircase.

To the other side of the entrance hall we have a formal dining hall or office with oak parquet floors and panelled walls leading to a hexagonal library and 2nd wc.

Two staircases (service and the main) lead to the *1st floor* where we discover a corridor leading to master hexagonal bedroom with views over the gardens and private bathroom, 4 other bedrooms and 3 bathrooms and wc. A mix of original parquet flooring and carpets on this floor.

The *2nd floor* has a large galerie with parquet floor leading to 4 more bedrooms including another hexagonal one with dressing room and 3 bathrooms. There is an attic space above with charming timberwork ... this could be converted if required. The chateau has a slate roof in good condition and some double glazing, the heating and drainage systems will need upgrading.

## **ACCOMMODATION IN THE LOGIS**

The logis has been completely restored and offers over 145 sqm of living space over 2 floors: large living room with beams and tiled floor, fitted kitchen and another large lounge/diner. On the 1st floor we have a parental suite and 2nd bedroom with separate bathroom and an attic above. The roof again is in slate and very good condition, the building is double glazed and has a underfloor heat pump system on the ground floor.

## **OUTBUILDINGS**

- The outbuildings consists of a good sized garage 35 sqm, a workshop of 50 sqm + 50 sqm above, shelter of 60 sqm, 2 vaulted caves and a kennel.
- The land is completely enclosed with a courtyard access via a pretty avenue.
- The park is well established with specimen trees, there's an orchard and vegetable area, paddock, woodland and two ponds.

*A great location with excellent access to a very popular local town and easy access to the A28 motorway and Tours.*

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

## And Before You Ask

Exposure:	South
Year of Renovation:	2000
Condition:	Good general condition
Reason for selling:	Other
Currently lived in:	Yes
Condition of Roof:	Good condition
Property Tax:	€2000.00

## Summary

Property type:	Chateau
Bedrooms:	11
Bathrooms	9
Price	€1,180,800

## Key Information

Year Built:	1400
Internal Area:	570 sqm
Land Area:	4.8 ha
Floor:	3
How many Outbuildings:	4
Number of Fireplaces:	5
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has ADSL/Broadband?	Yes

**Location: Loire Valley**



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**C. BAUER – Sunday Times**

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