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Château in the middle of its 100 hectare estate in the Loire Valley

Tours , Indre-et-Loire , Loire Valley



€2,495,000

inc. of agency fees

15 Beds 10 Baths 600 sqm 100 ha

French Château with two gîtes, outbuildings and a swimming pool set in the middle of its 100-hectare estate near Le Mans and Tours in the Loire Valley.

At a Glance

Reference	MFH-TCM2865	Near to	Tours	Price	€2,495,000
Bed	15	Bath	10	Hab.Space	600 sqm
Land	100 ha	Pool	Yes	Land Tax	N/A

Property Description

This beautiful hunting and game estate with lakes is located 40 km from the main cities of Le Mans and Tours, providing easy access to Paris. The property features a château with 300 sqm of living space, an outbuilding converted into two gîtes, a separate dwelling, various outbuildings used as garages, sheds, a hunting lodge, a swimming pool, and a pool house.

ACCOMMODATION IN THE CHATEAU

The château is a charming historic property with many original features, including exposed beams, stone fireplaces, and parquet flooring. The main living area is spacious and bright, with a large living room, dining room, and kitchen. There are also five bedrooms and four bathrooms on the upper floors.

THE GITES

The two gîtes are located in a converted outbuilding next to the château. Each gîte has two bedrooms, a bathroom, and a kitchen. The separate dwelling is a small house with two bedrooms, a bathroom, and a kitchen.

OUTBUILDINGS

The outbuildings include a farmhouse, stone outbuildings housing various sheds and a former cowshed, a cutting room, a former kennel, and a wooden barded building. There is also a 10x5m swimming pool heated by an air-water heat pump.

THE LAND AND LAKES

The land is mainly woodland and meadows, with three ponds totalling 1.72 hectares. This makes the property ideal for hunting and fishing, as well as for enjoying the peace and quiet of the countryside.

INCOME OPPORTUNITY

If you are looking for a spacious and historic home in a stunning location, this beautiful property is the perfect opportunity for you. Additionally, if you want a property that can generate income, its two gîtes can be rented out to tourists or holidaymakers.

Summary

Property type:	Chateau
Bedrooms:	15
Bathrooms	10
Price	€2,495,000

Key Information

Internal Area:	600 sqm
Land Area:	100 ha
Floor:	3
How many Outbuildings:	4
Number of Fireplaces:	2

Property Features:

- 100 hectare estate
- Wine cellar
- Swimming pool
- Pool house
- Two gîtes
- Outbuildings

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Loire Valley



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