

Stunning renovated waterside property : two buildings each with great business potential in the Loire Valley



INFORMATION

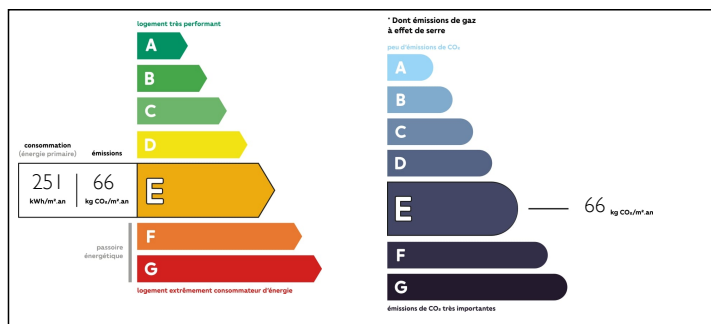
Town:	Saché
Department:	Indre-et-Loire
Bed:	10
Bath:	8
Floor:	517 m2
Plot Size:	14138 m2

IN BRIEF

This breathtaking property is absolutely ideal for those seeking a peaceful location immersed in nature. If you can bear to share it, the second building can be run as a high-end bed and breakfast business. Both buildings have been renovated to a high standard so there really is nothing to do but unpack your suitcases and start making the most of this glorious slice of French countryside! The area is central Loire Valley, 25 minutes drive from Tours - a large town with all shops and services, university hospitals, airport with regular UK flights, and TGV high speed rail services to Paris in 55 minutes. In the immediate vicinity are two smaller towns with an excellent array of restaurants and local shops. It is an area much loved by artists, and tourists of all nationalities, famed for its wonderful castles, wineries, markets, restaurants and cycling paths. The possibility to...

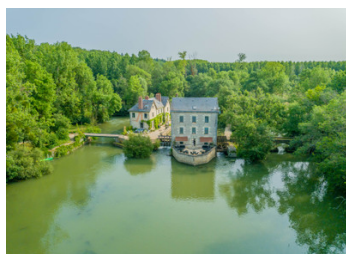


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 3700 EUR

NOTES

DESCRIPTION

The original watermill arranged over four floors :
Ground floor is a large reception room with fireplace (approx 64m2), opening out to a terrace with panoramic views.

First floor : two double bedrooms, each with own en-suite bathrooms and separate WCs (22m2 and 23m2).

Second floor : two double bedrooms, each with own en-suite bathrooms and separate WCs (each approx 24m2).

All four guest bedrooms have windows on two sides maximizing the river views.

Third floor : a very large room in the eaves (approx 68m2) with two Velux windows and an ensuite WC. Could easily be converted into a guest suite.

A family house arranged over three floors :

Ground floor has three interconnecting rooms all of which have doors and windows offering views and access to the garden and river; a spacious eat-in kitchen (approx 31m2); a double-width reception room (approx 45m2) with staircase to the first floor, and a further spacious reception room (approx 28m2).

First floor : Parental suite of approx 50m2 comprising large bedroom, with access to a long wooden balcony; large bathroom with WC and dressing room. Two further bedrooms of approx 20m2, each with their own ensuite shower room and WC.

Second floor : One double-width room currently dressed as a guest bedroom (approx 31m2), further double bedroom (approx 16m2) ; bathroom with WC. Storage, and large loft room (approx 24m2) which could easily be transformed into a further bedroom.

A single story outbuilding currently housing a laundry room and storage, and a generous office space ideal...