



ELEGANT RENOVATED TOWN HOUSE IN THE  
HEART OF HISTORIC AMBOISE – 4 BEDS +  
STUDIO, COURTYARD, LOIRE VALLEY 37

ELEGANT RENOVATED  
TOWN HOUSE IN THE  
HEART OF HISTORIC  
AMBOISE – 4 BEDS +  
STUDIO, COURTYARD,  
LOIRE ...



PROPERTY FACT FILE	
REFERENCE	A30314BDE37
PRICE	€ 472,500 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	180 m <sup>2</sup>
LAND	106 m <sup>2</sup>
TOWN	Amboise
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Other Drainage, Water on site
*Price based on current exchange rate which is subject to change	





- Prime location in Amboise city centre
- Full interior and exterior renovation
- Two separate entrances – ideal for flexible living
- Total of 4 bedrooms with en-suite bathrooms
- Self-contained studio apartment on the 2nd floor

ELEGANT RENOVATED  
TOWN HOUSE IN THE  
HEART OF HISTORIC  
AMBOISE – 4 BEDS +  
STUDIO, COURTYARD,  
LOIRE ...

Ref : A30314BDE37

Discover this beautifully restored period townhouse nestled in the very center of Amboise, one of the Loire Valley's most sought-after destinations. Located just steps from the iconic Château d'Amboise, this rare gem combines timeless French charm with modern luxury — all within walking distance of cafés, boutiques, markets, and restaurants

## DESCRIPTION

This spacious, light-filled home in the centre of Amboise, offers 4 en-suite bedrooms including a convenient ground-floor bedroom and bathroom, perfect for guests or multigenerational living. A fully self-contained studio apartment on the second floor provides ideal accommodation for rental income, guests, or use as a private office.

Recently renovated from top to bottom — including both interior and exterior — the home boasts elegant finishes, preserved architectural details, and updated systems for turnkey living. The pretty private courtyard invites you to enjoy al fresco dining and quiet moments surrounded by stone walls and greenery.

With two separate entrances, the layout offers exceptional flexibility: use as a primary residence, a luxury holiday home, or a home-based business such as a boutique rental property, elegant business premises, or chambres d'hôtes (B&B). This unique configuration is also ideal for Americans seeking a European base that blends historic ambiance with modern lifestyle potential.

### Key Features:

- \* Prime location in Amboise city centre
- \* 4 bedrooms, each with private bathroom
- \* Separate studio apartment with kitchenette (2nd floor)
- \* Ground-floor suite for easy accessibility
- \* Small but charming private courtyard for outdoor living
- \* Two entrances for flexible living or business use
- \* Fully renovated – move-in ready
- \* Walkable to Château d'Amboise, shops, and train station
- \* Ideal for luxury living, home-based businesses, or...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30314BDE37>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

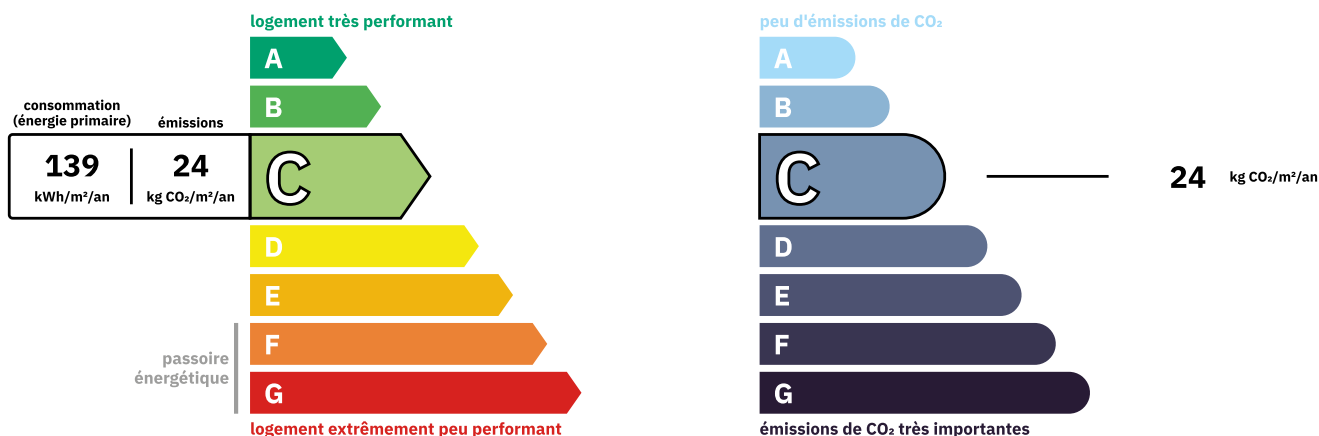
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

ELEGANT RENOVATED  
TOWN HOUSE IN THE HEART  
OF HISTORIC AMBOISE – 4  
BEDS + STUDIO, COURTYARD  
LOIRE ...

Ref : A30314BDE37

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Moderately efficient  
Estimated annual energy costs  
between 1505 € and 2037€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A30314BDE37  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)