





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

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PROPERTY FACT FILE

REFERENCE A30314BDE37

PRICE € 472,500

£ 0*

*agency fees to be paid by the seller

BEDROOM 5
BATHROOM 5

ACCOMMODATION 180 m²

LAND 106 m²

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

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

DESCRIPTIF

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

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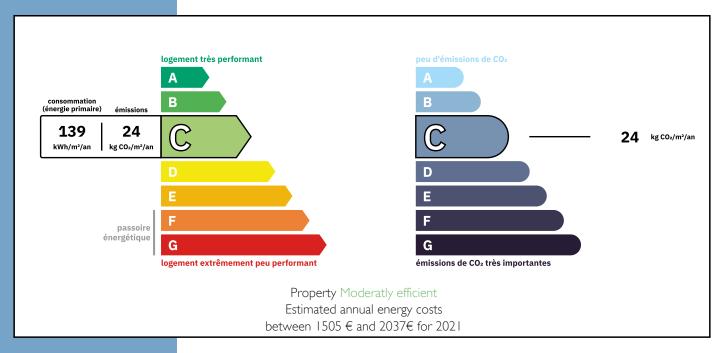


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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

Réf :A30314BDE37 FILE COMPLETE AND PHOTOS ON REQUEST



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