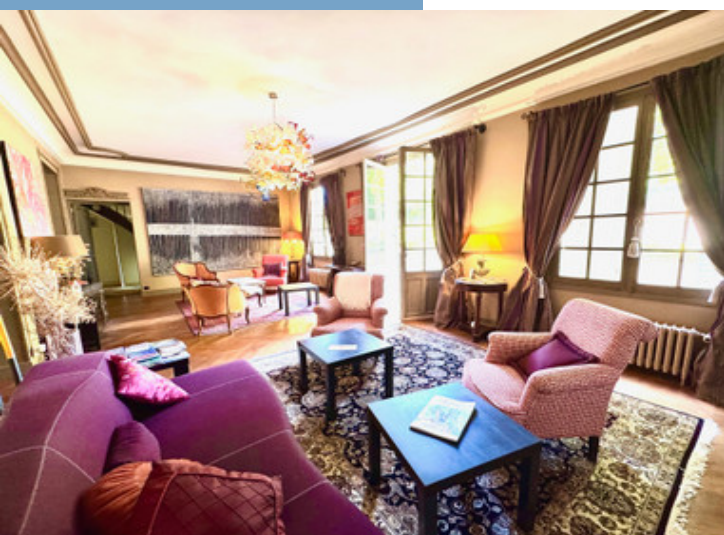




A HISTORIC GEM NEAR AZAY-LE-RIDEAU; IN THE  
ESTEEMED AND HIGHLY SOUGHT-AFTER LOIRE  
VALLEY.



A HISTORIC GEM NEAR  
AZAY-LE-RIDEAU; IN THE  
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SOUGHT-AFTER LOIRE  
VALLEY....



PROPERTY FACT FILE	
REFERENCE	A38404JEV37
PRICE	€ 870,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	443 m <sup>2</sup>
LAND	19100 m <sup>2</sup>
TOWN	Cheillé
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Combines 15th c. charm & 18th c. elegance
- Ideally located in the heart of the Loire Valley
- Formerly owned by a trusted valet to Louis XIV
- Nearly 2 hectares of enclosed land
- Perfect balance between seclusion & accessibility

A HISTORIC GEM NEAR AZAY-LE-RIDEAU; IN THE ESTEEMED AND HIGHLY SOUGHT-AFTER LOIRE VALLEY....

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Tucked away in the bucolic landscapes of the Loire Valley, near the iconic village of Azay-le-Rideau, this historic manor - now a beautifully curated and well-reviewed bed & breakfast - was originally built in the 15th century as a hunting lodge and later expanded in the 18th century by a close advisor to Louis XIV.

## DESCRIPTION

Authentic Loire Valley estate, just 1 km from the Château of Azay-le-Rideau—"that Renaissance diamond set in the Indre." A truly privileged location, steps away from a vibrant village with around ten renowned restaurants (including the Michelin-starred Auberge Pom'Poire, plus L'Épine, Côté Cour, La Crédence, and L'Aigle d'Or) and three or more welcoming bars and wine cellars. A boulangerie, only ten minutes on foot, completes the daily charm.

Inside, the residence is ready to live in, requiring only a touch of cosmetic care, while the outbuildings, in need of restoration, are thoughtfully reflected in the asking price. A rare opportunity to own and shape a domaine of authentic character in the heart of the Loire Valley.

### Spacious and Authentic Interiors:

The ground floor opens onto a bright hallway leading to a series of refined reception rooms, including a living room with direct garden access, a library with wood-burning stove, and a sunlit dining room. A former 15th-century vestibule has been transformed into a study, leading to a mezzanine suite. The generous kitchen features a large fireplace with a traditional bread oven, and garden access, complemented by a breakfast room. Two bedrooms, a shower room, and a private mezzanine complete this level.

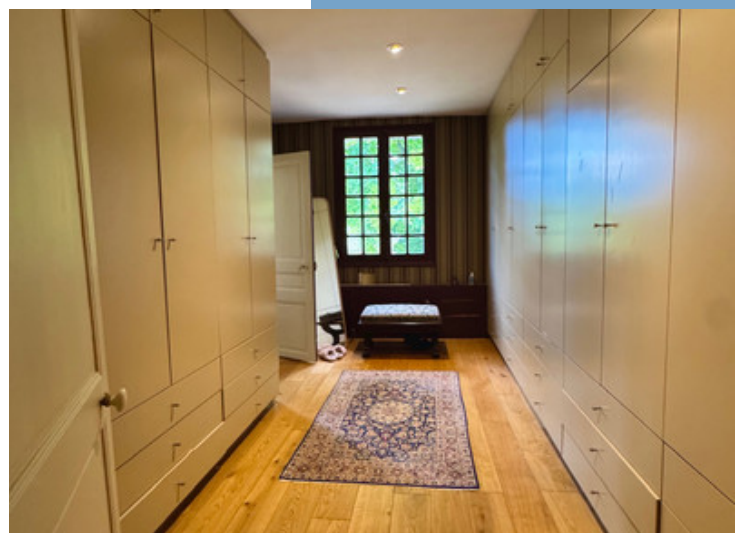
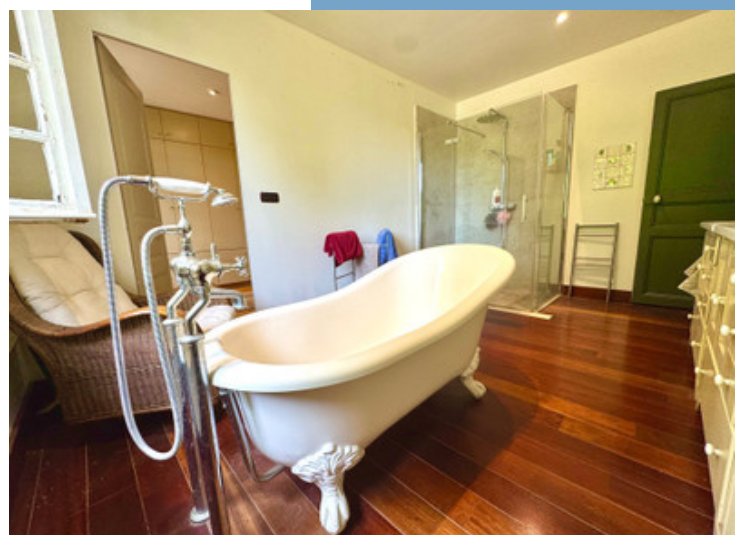
### Comfort and Functionality Upstairs:

The first floor hosts a master suite with en-suite bathroom and a large dressing room, along with additional bedrooms, an art studio, an office, two bathrooms, and a la...

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38404JEV37>

COMPLETE FILE AND PHOTO ON REQUEST



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

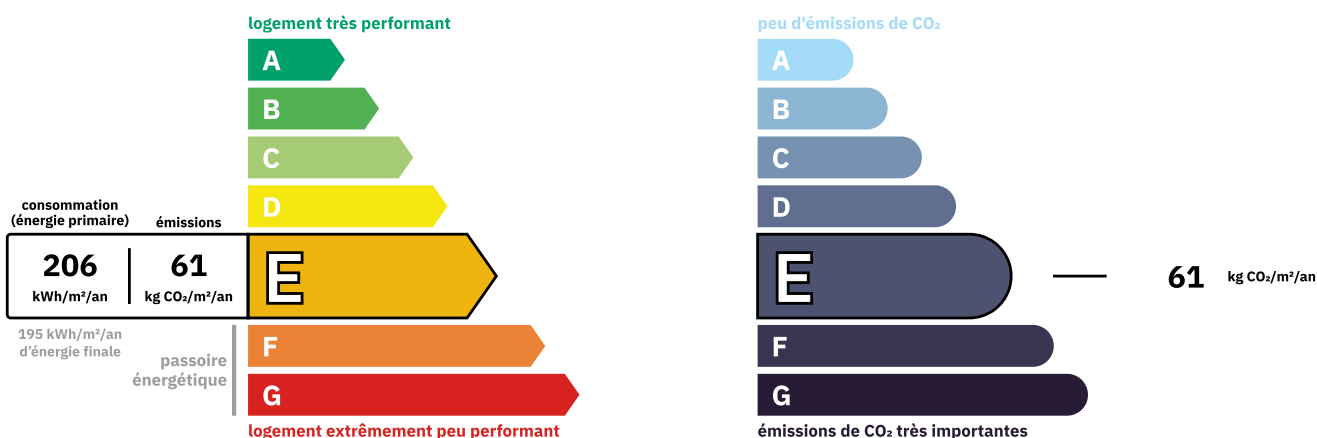
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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 11160 € and 15150€ for 2023

## NOTICE

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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.

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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 : A38404JEV37  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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