

11th century mill with 20 rooms & guest house/gîtes near the Château de Chambord/Cheverny. Request our 360 vi



INFORMATION

Town:	Chambord
Department:	Loir-et-Cher
Bed:	12
Bath:	12
Floor:	2300 m2
Plot Size:	95000 m2

IN BRIEF

LEGGETT Prestige Real Estate in the Loire Valley 41 offers this magnificent character property.

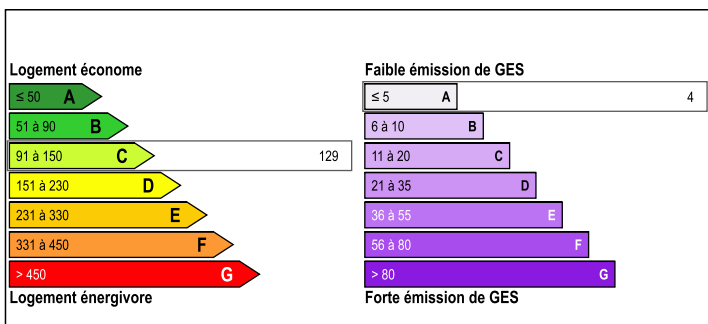
This remarkable estate includes an 11th-century mill, a farmhouse and several outbuildings, with a total built area of approximately 2,300 m².

The property has 12 fully furnished cottages (40 to 80 m²) and rooms (20 to 25 m²), which can accommodate up to 55 people. There is strong potential for furnished tourist rentals in this authentic and peaceful setting.

Located in the Sologne region with its ponds and in the heart of nature near Chambord, Cheverny, Blois and Villesavin, the highlights of tourism in the Loire region, Leggett Immobilier offers you an exceptional 9.5-hectare property, listed as a UNESCO World Heritage Site.

This former windmill, located in the Centre Val de

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: 7800 EUR

NOTES

DESCRIPTION

The property has 12 fully furnished cottages (40 to 80 m²) and rooms (20 to 25 m²), which can accommodate up to 55 people. There is strong potential for furnished tourist rentals in this authentic and peaceful setting.

***The Mill

Entrance hall 43.50 m² Kitchen 36 m² Living room 33 m²

Dining room: 36.50 m² Small sitting room 16.80 m²

1st floor: Bedroom 28 m² Study 36 m² Bathroom 6.72 m²

2nd floor: blue bedroom 10 m², pink bedroom 14 m², bathroom 8.10 m²

3rd floor: bedroom 29 m², bathroom 7 m², dressing room/attic 30 m²

Staircase landing 26 m²

***Outbuildings

Staircase landing: 51.02 m²

Utility room: 9.20m²

Outdoor canopy: 64m²

***The Moulin's gîtes and rooms

Les Tourterelles: 58m²

Le Bouquillage: 27.50m²

Les Oiseaux: 31.60m²

La Marquise: 34.50m²

Les Raisins: 73.40m²

***The farmhouse

Open barn 85m²

Wood boiler room 35m²

First floor bedroom, bathroom, toilet and dressing room 115m²

Utility room: 4.50m²

Barn: 62.30m²

Kitchen and bar: 96.15m² Toilet 4m² Second room 40m²

L'Hermine holiday cottage: 72.40m²

La Salamandre holiday cottage: 115.20m²

Les Iris holiday cottage: 122m²

Les Roses holiday cottage: 72m

***Various outbuildings:

Shed at the entrance to the property 36m²

Sheep shelter 20m²

Donkey shelter 40m²