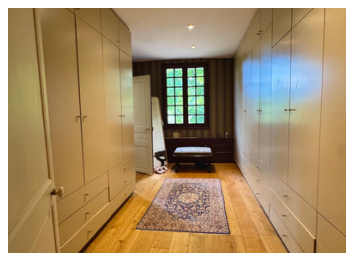


A historic gem near Azay-le-Rideau; in the esteemed and highly sought-after Loire Valley.



INFORMATION

Town:	Cheillé
Department:	Indre-et-Loire
Bed:	6
Bath:	3
Floor:	443 m2
Plot Size:	19100 m2



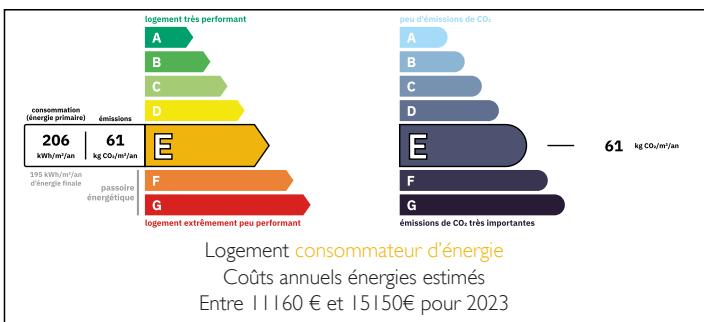
IN BRIEF

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.

Expanded in the 18th century by a close confidant of Louis XIV, it later bore witness to history as a military hospital during the Second World War. Architectural authenticity shines through in its exposed beams, monumental fireplaces, chevron parquet flooring, and spiral staircase.

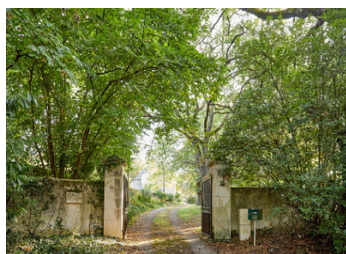
With Tours just 20 minutes away, this property perfectly balances seclusion and accessibility - making it perfect for a family estate, a creative restoration, a holiday retreat, or a high-end hospitality venture.

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.



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.

LOCAL TAXES

Taxe foncière: 4016 EUR

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 laundry room. The second floor offers a versatile room suitable for a bedroom, gym, or relaxation...

NOTES