

## Elegant Loire Valley Character Property, Swimming Pool & Great Views – Francueil, near Chenonceaux / Bléré 37



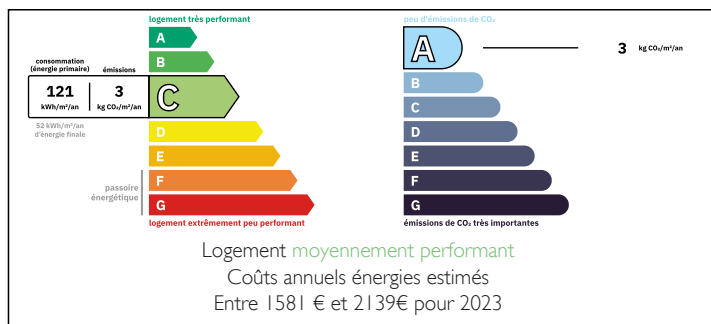
## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Bléré          |
| Department: | Indre-et-Loire |
| Bed:        | 5              |
| Bath:       | 3              |
| Floor:      | 242 m2         |
| Plot Size:  | 5481 m2        |

## IN BRIEF

Nestled in the heart of Francueil near Bléré, just moments from the world-famous Château de Chenonceau, this beautiful character property offers the perfect blend of traditional charm and modern comfort. Set in a peaceful lane with lovely views, the property includes two houses, extensive outbuildings, and a heated swimming pool, making it ideal as a luxury family home or for business opportunities such as holiday rentals. The pretty riverside town of Bléré with mainline train station and plenty of shops, bars and restaurants is just 8km from the property. The city of Tours with airport and TGV is 36km away. The exit to the A85 motorway is just 10km.

## ENERGY - DPE



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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

The main residence is a sophisticated blend of space, light, and character.

Three bedrooms and two contemporary bathrooms, plus a further private toilet/hand basin for one of the bedrooms.

Two expansive living rooms with natural light and uninterrupted garden views from a large elevated wooden terrace – perfect for outdoor dining and entertaining

Tasteful interior design with high-quality finishes throughout

A second residence, once an old stone barn, has been thoughtfully restored to preserve its authentic character while providing modern comfort.

This has two charming bedrooms and a warm, inviting living area with exposed beams and stonework - Ideal as an independent guest house or holiday rental.

The third house, currently in need of renovation, offers an exciting opportunity to create an additional guest suite, artist's studio, or office.

The estate's outbuildings, including two impressive stone barns, offer further possibilities for conversion or leisure facilities.

The private garden, laid mainly to lawn, provides a serene setting complete with an in-ground heated swimming pool.

Discreetly set along a quiet country lane yet within walking distance of the village of Francueil, this property enjoys a prime location close to the Loire's finest attractions, vineyards, and gastronomy.

This is a rare opportunity to acquire a refined country property with exceptional flexibility — equally suited as a luxury family retreat, boutique hospitality venture, or private residence in one of France's most enchanting regions.

Main house – habitable surface 166m<sup>2</sup>

Ground floor:

Entrance hall with bread oven feature 3x3.9 – 12.2m<sup>2</sup>

Shower room with utility room to the rear, and

## LOCAL TAXES

Taxe foncière: 1165 EUR

Taxe habitation: EUR

## NOTES