

## 16th-century townhouse, 4 rented flats, reunifiable — Historic centre of Azay-le-Rideau



## INFORMATION

Town:	Azay-le-Rideau
Department:	Indre-et-Loire
Bed:	8
Bath:	4
Floor:	207 m <sup>2</sup>
Plot Size:	25 m <sup>2</sup>



## IN BRIEF

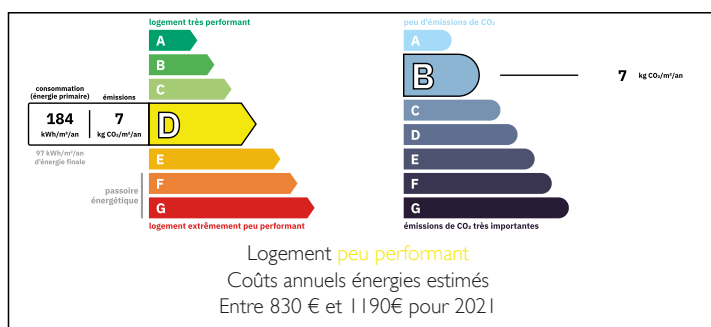
In the heart of Azay-le-Rideau, 50 m from local shops and 15 minutes' walk from the SNCF train station, this 16th-century stone building comprises 4 independent apartments, all currently let.

Approximately 196 m<sup>2</sup> of living space across 3 levels (ground floor, first floor, second floor), complemented by an inner courtyard and a vaulted cellar. Double access via rue Thiers and rue Pierre de Ronsard. Current leases generate €2,339 per month (approximately €28,068 per year gross), representing a gross yield of around 7% on the net seller price.

Favourable energy diagnostics (EPC ratings C and D, GHG ratings A and B): no unit qualifies as an energy-inefficient property ("passoire énergétique"), no mandatory energy works required.

A versatile property: maintain as a sustainable rental investment, convert to furnished tourist accommodation, or reunite as a family residence with unique heritage character...

## 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

A 16th-century building in the heart of Azay-le-Rideau

Located in the historic centre of Azay-le-Rideau, famed for its UNESCO-listed Renaissance château, this 16th-century stone building enjoys a prime location: local shops within 50 metres, SNCF train station (Tours in 25 minutes) a 15-minute walk away, and 200 m from the banks of the river Indre. Corner building, listed as Heritage.

### Property composition

The property is held in single ownership, spans three levels, and comprises four independent apartments, an inner courtyard and a vaulted cellar. Approximately 196 m<sup>2</sup> of living space, with a total ground area of approximately 280 m<sup>2</sup> including courtyard and cellar.

- Ground floor: apartment of approximately 57 m<sup>2</sup>
- Garden level (duplex): approximately 44 m<sup>2</sup> with courtyard access
- First floor: apartment of approximately 57 m<sup>2</sup>
- Second floor: apartment of approximately 49 m<sup>2</sup>

Remarkable energy performance for a period building

All apartments achieve EPC ratings C or D, with exceptionally low greenhouse gas emissions (ratings A and B, i.e. 4 to 7 kg CO<sub>2</sub>/m<sup>2</sup>/year). No unit is classified as an energy-inefficient property: no mandatory energy works required, no future restrictions on letting. Interior insulation, double glazing and modern mechanical ventilation ensure lasting comfort. Electric inertia heating and electric water heaters throughout.

### Rental situation and yield

All four apartments are currently let, with leases in place and tenants in residence. All tenant insurance

## NOTES