

Behind elegant wrought-iron gates lies a residence of rare character, refinement, and architectural grace.



INFORMATION

Town:	Loches
Department:	Indre-et-Loire
Bed:	7
Bath:	3
Floor:	286 m2
Plot Size:	2498 m2

IN BRIEF

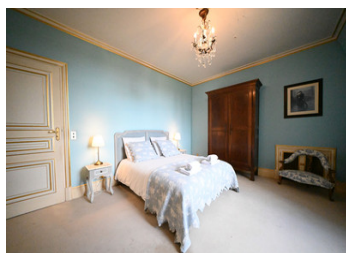
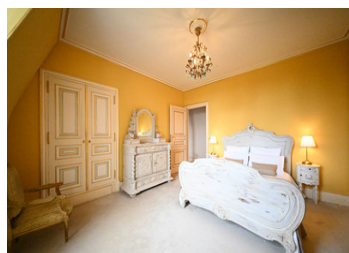
Set behind impressive wrought iron railings and gates is this beautifully presented house with a separate caretaker's house. The property is set in the heart of the Cite Royale of Loches, between the ancient chateau and the keep, and benefits from landscaped private gardens with stunning views over the valley towards Loches Forest. The main house has 4 bedrooms and the caretaker's house has 3 bedrooms. The property exudes history and quality with an abundance of gold leaf, beautiful kitchens and bathrooms, marble fireplaces and exquisite floorings.

Every room reflects exceptional quality and timeless sophistication, creating a truly unique home in one of the town's most historic and sought-after settings.

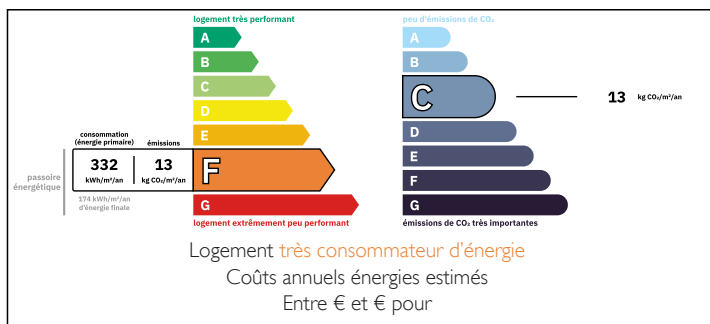
A rare opportunity to acquire an outstanding residence combining heritage, privacy, and spectacular views in the heart of medieval Loches.

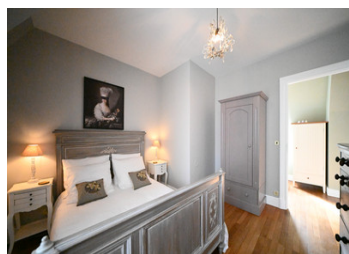
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 5808 EUR

NOTES

DESCRIPTION

Reputed to have been connected to Loches Château via a network of ancient underground tunnels, this exceptional residence is steeped in history and intrigue. Beautifully presented throughout, it represents a rare opportunity to acquire a property of genuine architectural significance in one of the Loire Valley's most sought-after towns.

The Main House

Approached through imposing wrought-iron gates, the property opens onto an elegant cobbled courtyard that immediately conveys a sense of privacy and grandeur. Two charming pavilions frame the entrance courtyard: one provides garaging, while the other has been fitted with bespoke solid-wood bookcases, creating an ideal library, study, or retreat.

A handsome flight of stone steps rises to the principal entrance, where an exquisite wrought-iron screen set behind glass in the entrance door creates a striking first impression. Beyond, the entrance hall (15 sq m) is flooded with natural light and centered around a magnificent stone staircase with an elegant wrought-iron balustrade ascending to the first floor.

To one side of the hall lies a delightful reading room or snug (13 sq m), complete with an open fireplace and views across the front courtyard. Opposite, the principal salon (57 sq m) enjoys beautiful views over the private gardens. This elegant reception room features an impressive stone fireplace, oak parquet flooring, silk-lined walls and doors finished with delicate gold-leaf detailing.

Double doors lead through to the formal dining room (33 sq m), another beautifully proportioned reception space with an open fireplace, oak parquet flooring, fabric-lined walls and direct access...