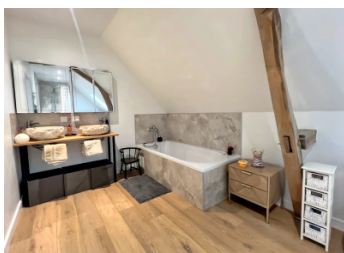
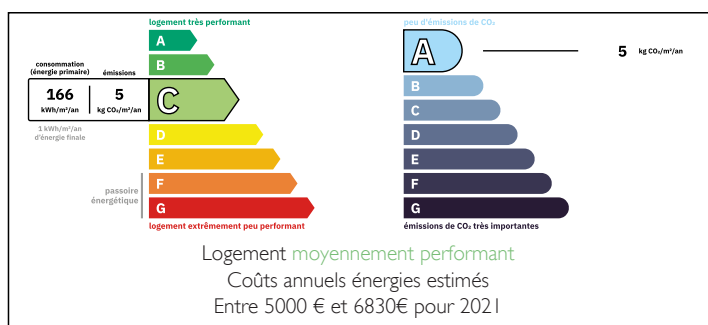


## Exceptional Boutique Retreat & Guest House Opportunity – Loire Valley

# EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Varennnes-sur-Loire |
| Department: | Maine-et-Loire      |
| Bed:        | 8                   |
| Bath:       | 7                   |
| Floor:      | 424 m2              |
| Plot Size:  | 2900 m2             |

## IN BRIEF

Wake up to the tranquillity of the Loire Valley in this beautifully restored property, where elegant living meets exceptional business potential. Surrounded by stunning walled gardens, a heated swimming pool and charming potager, this is the perfect setting for a luxury retreat, boutique guest house or idyllic country home.

The property comprises a stylish 3-bedroom, 2-bathroom main residence, alongside 5 guest suites with garden access, a beauty treatment room and a spectacular double-height space ideal for yoga, wellness retreats, dining and special events.

Full of character and beautifully presented throughout, this unique property is just 5km from Montsoreau and 10km from Saumur, offering an exceptional lifestyle opportunity in one of France's most sought-after regions.

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.



## NOTES

## DESCRIPTION

Nestled in the heart of the Loire Valley, this beautifully presented property offers a rare opportunity to acquire an established luxury retreat or boutique guest house in one of France's most sought-after regions.

The main residence combines character, comfort and practicality, featuring three spacious bedrooms, a cosy and comfortable living room, two bathrooms, a fully fitted family kitchen, comfortable living room, a second kitchen designed for guest catering, two laundry rooms, a large scullery with extensive storage, and a dedicated office space.

Designed with hospitality in mind, the property also benefits from an impressive double-height reception room, ideal for guest breakfasts, dinners, private events, wellness retreats, workshops or yoga classes. A dedicated treatment room further enhances the property's appeal as a wellness destination.

Set within stunning enclosed walled gardens are five beautifully appointed guest suites, each opening directly onto the garden, creating a peaceful and private environment for visitors. The landscaped grounds include a charming potager, a heated swimming pool and a garage, offering both beauty and functionality.

Stylishly decorated throughout, the property seamlessly blends original character features with modern comfort. Every detail has been carefully considered, creating an elegant and welcoming atmosphere for owners and guests alike.

Ideally located just 5 km from Montsoreau, officially recognised as one of France's most beautiful villages, and only 10 km from Saumur, the property enjoys easy access to world-famous vineyards, châteaux, cycling routes and tourist attractions.

Whether you are seeking a thriving hospitality business, a luxury wellness retreat, or an exceptional