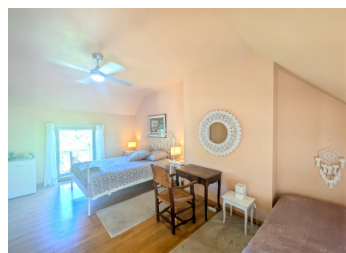


Loire Valley farmhouse with extensive outbuildings and B&B potential near Chenonceaux



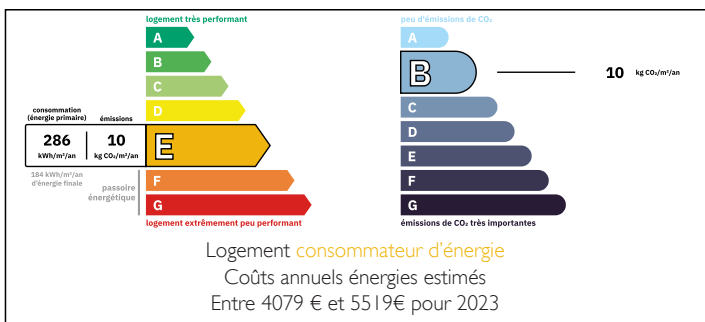
INFORMATION

Town:	Épeigné-les-Bois
Department:	Indre-et-Loire
Bed:	4
Bath:	4
Floor:	183 m ²
Plot Size:	4125 m ²

IN BRIEF

Traditional 19th Century Loire Valley farmhouse built in tuffeau stone for sale in the Loire Valley. Set in the heart of the Touraine countryside, around 15 minutes from Chenonceau and Bléré and 30 minutes from Amboise, this character property offers approximately 183 m² of living space, more than 300 m² of outbuildings and over 4,100 m² of land. An ideal French country home for buyers seeking character, space and a peaceful rural lifestyle in one of France's most sought-after regions.

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

The house retains many of the original features that make traditional French homes so desirable, including exposed beams, terracotta floor tiles, stone fireplaces and period character throughout.

The ground floor comprises an independent kitchen, a dining room with a wood-burning stove, a comfortable sitting room with fireplace and a bedroom with its own shower room, allowing convenient single-level living if required.

Upstairs are three further bedrooms, each with its own bathroom or shower room. This practical layout previously supported a successful bed-and-breakfast business and would suit buyers looking to continue a hospitality project or simply accommodate family and guests in comfort.

One of the property's standout features is its more than 300 m² of outbuildings, including a substantial barn, garage, workshop, independent office, cellar, storage areas and lofts. These versatile spaces offer excellent potential for a wide range of uses, including potential for workshops, storage, home-based businesses or future barn-conversion projects (subject to planning permission).

The property extends to over 4,100 m² and includes a separate orchard of approximately 3,400 m², planted with numerous fruit trees. An above-ground swimming pool provides an enjoyable outdoor space during the summer months, while the generous grounds offer plenty of room for gardening, leisure or simply enjoying the surrounding countryside.

The house benefits from predominantly double-glazed windows and insulated roof space, combining improved comfort with the preservation of its traditional architectural character.

Whether as a permanent family home, a holiday retreat or a tourism-based business, this property offers an attractive combination of authenticity, generous...

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