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Off-Market 18th century Touraine Chateau with chapel and land

Tours , Indre-et-Loire , Loire Valley

€2,495,000

inc. of agency fees

20 Beds 10 Baths 1500 sqm 9 ha

OFF MARKET - 18th century Touraine Chateau with chapel and 9a ha of land with majestic trees and great views 20 mins from Tour.



Contact us for details

At a Glance

Reference	MFH-LOR5015N	Near to	Tours	Price	€2,495,000
Bed	20	Bath	10	Hab.Space	1500 sqm
Land	9 ha	Pool	No	Land Tax	N/A

Property Description

OFF MARKET TOURAINE CHATEAU FOR SALE

Bought over 15 years ago and lovingly restored and renovated from top to bottom by the current owners, this elegant chateau of 1500 sqm retains many original features (including oak parquet flooring) and its

multitude of rooms all enjoy commanding views over the park. Once through the gates the drive passes amongst the woodland allowing you glimpses of the chateau that awaits. The formal sweeping drive leads naturally to a temporary halt in front of the main steps of the chateau before continuing its path past the chapel, guest lodge, stables and then rejoining the woodland route back to the gates, the whole set on a 9 ha estate with majestic trees.

THE CHATEAU

Once up the steps the view over the front lawn and on to the variety of outbuildings beyond of back through the woodland is well worth a glance. The formal entrance hall is grand with plenty of natural light showing the ornate staircase up to its full glory.

The 75 sqm salon is double aspect with a large fireplace and period features along with double doors back to the entrance hall or on to the library. Wood-paneled with lovely views over the park to the rear the library has a door into the tower room, a circular double aspect room ideal for relaxing and unwinding with charming “star” set into the parquet flooring.

The other side of the library (with separate access direct to the entrance hall) is the dining hall with period ceramic stove and views again over the park to the rear. A “coffee kitchen” (small fully equipped secondary kitchen) has been added to the side of the dining room providing a useful addition to this floor. Completing the ground floor we have two large double bedrooms each with their own en-suite bathrooms and wc as well as a separate guest wc. The chateau in traditional format has both the formal main staircase leading to the upper floors as well as a servants staircase with access also to the garden floor.

The garden floor is home to the functional aspects of chateau life with a splendid large kitchen with an enormous wood fired stove – a twin of the one at the chateau of Chenonceau, we understand, but with a significant difference that the one here is fully functional. There is a coffee lounge and study in the lower part of the tower, various workshops, boiler room (recent oil fired boiler and system) and of course a wine cellar and numerous “cold stores”.

Returning to the main entrance hall we ascend the stairs to the first floor, here we will discover a central corridor with paneled ceiling providing access to 6 bedrooms (including 4 en-suites and 2 sharing a small kitchenette and bathroom suggesting a self-contained “family suite”).

The upper floor (formally the servant’s quarters) now provides 11 bedrooms (5 of which have fireplaces) and 2 bathrooms.

VARIOUS OUTBUILDINGS

- original “chapel” is consecrated and is a lovely building with white tuffeau stone and dates back to the original chateau that once stood on this site.
- “guest lodge” provides 2 double bedrooms, bathroom, lounge and kitchen all on the first floor. The upper floor is large and the roof in excellent condition – plenty of scope to create further

accommodation on this upper floor.

- “Barnum”, a purpose built marquee, with access a “serving kitchen” (ideal for offsite chefs to serve from) and wcs. The Barnum measures approximately 100 sqm; and is ideal for weddings, anniversaries, etc. etc.
- barn provides shelter for the tractor and other equipment as well as an enclosed 3 stall stables.
- bright guardian’s apartment is above the large garages and here we have another 2 double bedrooms, large lounge, separate kitchen and bathroom/wc and separate oil fired central heating system.
- stable-block provides 5 individual stables all facing the chateau across the front lawn..
- “pigeonnier” gives an indication as to the wealth of the original chateau owner and is an interesting feature and is part of the original chicken run.
- “Basse-courier” house – I had to ask about this one.... it’s a lodge/small house with a bedroom upstairs and two small rooms down that was at the disposal of the personnel who looked after the chickens, ducks, etc. Ideal for conversion into another comfortable guest lodge if required.

THE ESTATE

The estate is roughly 9 hectares and has several feature trees dating back many hundreds of years. From the chateau the views extend over the rear lawn to the neighbouring woodland and lake in the distance (no longer part of the chateau estate).

THE AREA

Located around 20 minutes North of Tours (TGV to Paris in 52 mins), several golf courses and 15 min to an autoroute junction with excellent access to the main routes and tourist trappings in the area and beyond – an ideal private home with the possibility of paying guests (and weddings, birthdays) if required.

Possibility to purchase the furniture and maintenance equipment/machinery.

More information and images available on request.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Near to a Golf Course?	✓
Lake or River View?	✓

And Before You Ask

Exposure:	South
Year of Renovation:	2000
Condition:	Ready to move in
Heating System:	Central heating (oil)
Reason for selling:	Familial reasons
Condition of Roof:	Very good condition

Summary

Property type:	Chateau
Bedrooms:	20
Bathrooms	10
Price	€2,495,000

Key Information

Year Built:	1700
Internal Area:	1500 sqm
Land Area:	9 ha
Floor:	3
How many Outbuildings:	5
Number of Fireplaces:	6
Property Features:	
• OFF MARKET	
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

Location: Loire Valley





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