

[Click to view MFH-TCM2880](#)

Chateau with a large gite and a pool in Sud Touraine

Châtellerault , Indre et Loire , Loire Valley



€1,760,000

inc. of agency fees

17 Beds 10 Baths 1500 sqm 4 ha

Magnificent chateau with large gite accommodation and a swimming pool set on a 4-hectare park in South-Touraine area in the Loire Valley.

At a Glance

Reference MFH-TCM2880
Bed 17
Land 4 ha

Near to Tours
Bath 10
Pool No

Price €1,760,000
Hab.Space 1500 sqm
Land Tax N/A

Property Description

This magnificent chateau, offering 1500 square meters of living area, is a true work of art. The chateau is situated on a 4-hectare park in the middle of a hundred-hectare forest estate, providing a tranquil setting for guests to enjoy. The property is located in the Poitiers, Châtellerault, and Chinon triangle, close to Futuroscope, Central Parc, and Chinon, a popular tourist destination.

THE ACCOMMODATION IN THE CHATEAU

The chateau features a huge reception room of 400 square meters, complete with a kitchen, catering area, and sanitary facilities. This space is ideal for hosting large events, such as weddings, corporate retreats, or family gatherings.

The *first floor* features 6 guest rooms with en-suite bathrooms, providing comfortable and stylish accommodations for visitors.

The *second floor* offers 300 square meters of large attic space, which is suitable for conversion into additional guest rooms, a fitness or working area, or a private residence.

The *basement* level also provides ample space for conversion, with a sauna area already in place.

Outside & The Large Gîte

In addition to the main chateau, the property also includes a fully restored gîte for up to 18 people, which can be rented as three separate gîtes.

Guests are greeted by a lovely swimming pool area with a decked terrace and ample space to relax and enjoy al-fresco dining.

In Summary

This chateau offers a rare opportunity to acquire a unique property with great business potential. The spacious living quarters, versatile layout, and stunning location make it ideal for a variety of uses, including a boutique hotel, a family estate, or a corporate retreat.

Whether you are looking for a profitable business investment or a large family home in the heart of France, this chateau is sure to exceed your expectations.

To learn more about this incredible opportunity or to arrange a viewing, please contact us.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Condition:	Good general condition
Heating System:	Central heating (gas)
Condition of Roof:	Excellent
Property Tax:	€6000.00

Summary

Property type:	Chateau
Bedrooms:	17
New Home?	No
Bathrooms	10
Price	€1,760,000

Key Information

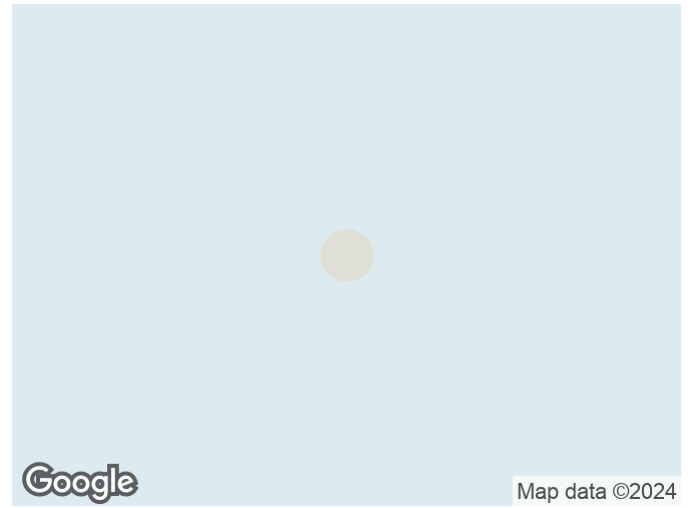
Internal Area:	1500 sqm
Land Area:	4 ha

Property Features:

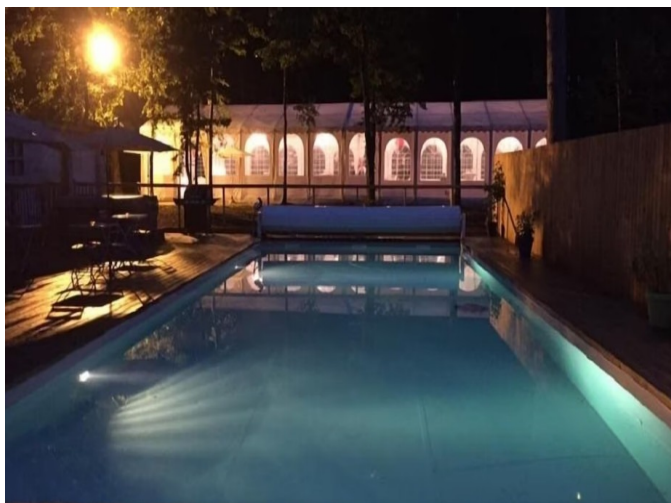
- bed and breakfast
- large gite
- Close to Futuroscope
- swimming pool
- Business Potential
- Roof in Excellent Condition
- 4 ha of private land (10 acres)
- lovely terrace
- garage
- wine cellar

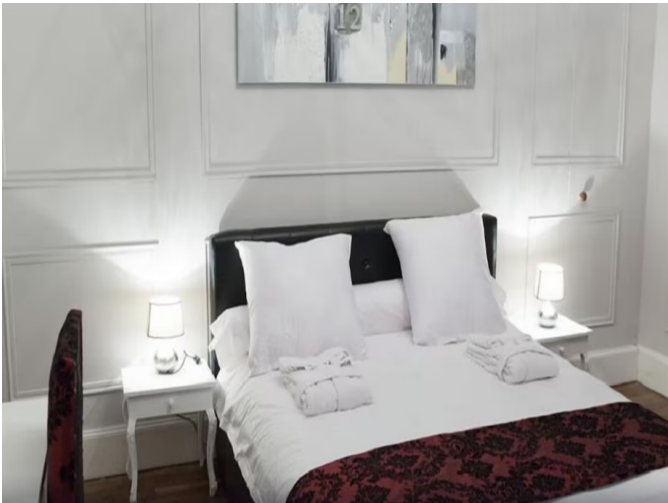
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Loire Valley



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

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