

Château Loches 1 m<sup>2</sup>

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PRIX DE VENTE : 2 385 000 €

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## DESCRIPTION

Loire Valley – Valley of the Kings. Known for its castles, vineyards, and unparalleled quality of life. We invite you to discover this amazing opportunity to own a piece of French and American history – This stunning Château once belonged to Marquis de LAFAYETTE, who served side by side with George Washington during the American Revolution. He was also an instrumental figure during the French Revolution.

Located only 10 minutes away from the Royal city of LOCHES, its story begins in the 12th Century, during the time of the Templars. The Château was then revamped during the Renaissance period and its final form was achieved in the late 18th Century.

It has been painstakingly remodeled by its current owners. Comfort and elegant luxury are ever so present throughout. The Château offers you over 8,500 sq.ft. of living space and features 10 bedrooms, 5 bathrooms, gorgeous living rooms with huge fireplaces, a stunning dining room with fireplace, a chef's kitchen with island, a butler's pantry, a laundry room, a game room, an office and a Chapel.

In addition, you will find 3 separate guest houses (an additional 11 bedrooms and 5 bathrooms total), all with their own undeniable charm, 2 heated pools, a 15th Century pigeonier, a 3-Car garage, and a wine cellar. The meticulously landscaped 14 acre yard offers you privacy and tranquility. The property features several off-street entrances. The main gate opens onto the long tree-lined driveway, which leads you directly to the Château.

If you're interested in running a vacation rental business, please know that the current owners have already established a fantastic reputation and you can start right away! 2 of the guest cottages are sold furnished and the property also features a 1,600 sq.ft. event hall, perfect for hosting seminars and weddings.

The ensemble is move-in ready. Extensive renovation and upgrades have been completed by the current owners. The entire property exudes luxury and charm. It is, without a doubt, an exceptional estate.

All shops, train station, hospital and International school are only 10 minutes away in Loches.

LIST PRICE: €2,385,000. Agency fees payable by the seller.

Energy rating: Class E.

Annual energy costs: between €13,250 and €18,010.

"Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)"

## CARACTÉRISTIQUES

Type de bien :	Château	Surface :	1430.0 m <sup>2</sup>	Taxe foncière :	€5.00
NB de pièces :	29 rooms	NB de chambres :	20 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

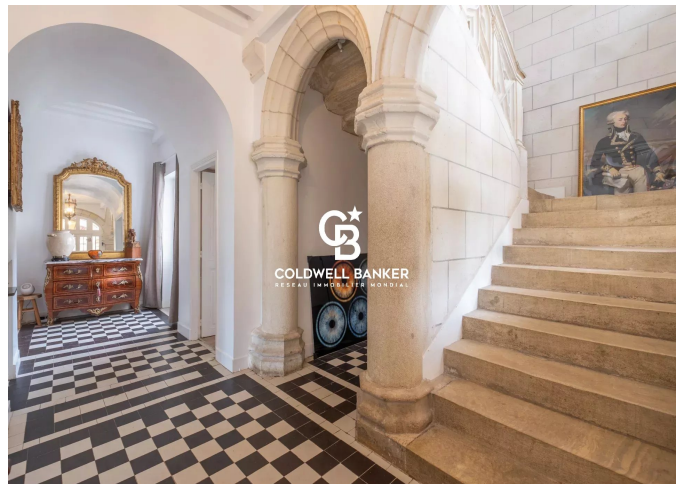
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 240

Indice d'émission de gaz à effet de serre (GES) : E 67



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