



**Successful business within easy reach
of the world-famous French
Renaissance castles and gardens,**

41250, Chambord

* 18 Beds * 10 Baths * 1000m2

€1,290,000

Ref: LN-69WXE

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French Entrée 

Property Description

Ref.3894 : Two hours from Paris and 30 minutes from Blois, this bucolic mill is nestled at the gateway to the Sologne, in the Loire Valley, a UNESCO World Heritage Site.

Within easy reach of the world-famous French Renaissance castles and gardens, a paradise for history lovers and hikers (horse riding, cycling, canoeing, hot air ballooning...), it is set back from the village and is 6 km from the main shops and services.

Chambord (which has 1,130,850 visitors for the chateau and 2 million visitors for the estate) is 10 km from the property.

This profitable business offers a variety of accommodation to suit everyone: bed and breakfast, family gite, nature chalets, reception hall equipped to the latest standards, a total of 1000sqm of developed surface area.

Brought out of oblivion in the 1970s by a famous music-hall artist, this 34 acre estate has been constantly extended and embellished since then.

The property includes:

The mill (300sqm):

Of traditional rustic construction from the early 19th century, it is built of rubble stone and covered in tiles, double-glazed joinery, very good general condition.

On the ground floor, there is a dining room and a large sitting room with a fireplace, as well as two bedrooms, each with its own shower room and toilet.

On the first floor: 4 bedrooms with parquet floors and wall fabrics, each with its own shower room and toilet.

The attic has been converted into a cosy family dormitory with 5 beds + 2 extra beds, and a shared shower room.

Pellet heating system from 2015 (French). Thermal insulation to be completed.

Guest house (420sqm):

of the same construction with a return wing, very good general condition.

On the ground floor: A guest reception room and a large living room with fireplace, underfloor heating (2017) and mezzanine, a bedroom fitted out with care and with its own shower room and toilet, guest entrance at the back, workshop and wood boiler room from 2016 (Austrian), professional kitchen and back kitchen with cold room. A beautiful terrace opening onto a 15 x 6 m salt water pool heated by a thermodynamic system (PAC) and a tennis court.

On the first floor: living room, 3 bedrooms with parquet flooring and wall fabric, with individual shower room and toilet, private part in the wing, accessible by internal turning staircase: small living room (ground floor), 2 bedrooms with dressing room and a living room (first floor). Very recent renovation work.

Seminar building (135sqm):

2010 room that can accommodate 55 people independently: seminars, meals.

Games room (billiards)

Smaller meeting room

Pleasant and spacious self-contained summer kitchen

PRM sanitary facilities supplied by a 5000L rainwater recovery tank

Air-water heat pump heating.

Attic.

Chalets :

5 self-contained chalets, very popular with urban holidaymakers, are spread out in the undergrowth (3 identical chalets with a capacity of 6 people (3x50sqm), 1 chalet with a capacity of 4 people and 1 chalet with a capacity of 2 people).

Outbuildings :

Well with pump

Small shed for equipment

Cellar fitted out under ground

Shed with bicycle shed

Stable, henhouse, vegetable garden...etc

The 34 acre site is divided harmoniously between woods (24 acres /10 ha) and meadows (9.88 acres / 4 ha), in the middle of which flows the river that once fed the mill. Several wooden footbridges gracefully cross the river and its reach.

Parents and children can find games and activities on site without disturbing the harmony of this haven of peace, given the space available.

The woods of the property ensure the autonomy of the main boiler and the various fireplaces, combining warm comfort and heating economy. A recent wood pellet boiler provides the complement in the second building.

In order to best serve a clientele of regulars, the owners are assisted by a maintenance man, supported each summer by 2 seasonal workers.

Gallery

