



Hunt Estates

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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Exceptional Loire Valley Estate  
Luze, France

## EXCEPTIONAL LOIRE VALLEY ESTATE WITH CHARACTER GÎTE BUSINESS, HEATED POOL & EXTENSIVE GROUNDS

Set in the heart of the Loire Valley countryside, La Vrilletterie is an impressive former wine-grower's estate comprising two substantial tuffeau stone longères arranged around an elegant central courtyard. Approached via electric gates and a tree-lined driveway, the property combines authentic French charm with modern comfort, offering a rare lifestyle opportunity with an established gîte business, landscaped grounds, heated swimming pool, and far-reaching rural views.

The principal residence provides spacious and characterful accommodation with exposed beams, original stone flooring, and a striking château-style fireplace. The recently refurbished kitchen features a large central island and views across the gardens and pool, while the generous reception rooms open onto terraces and landscaped gardens. There are four bedrooms, including a ground-floor suite with accessible ensuite facilities.

Opposite the courtyard, the second property currently operates as a successful gîte, offering four ensuite guest bedrooms, a country kitchen, salon with wood-burning stove, games room, and additional guest facilities.

The grounds wrap around both properties and include a heated swimming pool, covered dining terraces, pizza oven, greenhouse, vegetable garden, orchard, fish pond, and pony paddocks. Additional outbuildings include a three-bay oak garage, workshop, bike storage, and ample parking.

Ideally located between Richelieu and Sainte Maure de Touraine with convenient access to the A10 autoroute. Tours and Poitiers airports are 40 minutes away with regular flights to London and other destinations. There is a small aerodrome 20 minutes away. Paris, Charles de Gaulle airport, is a 1 hour 20-minute journey by TVG from Tours.

### FEATURES

- 8 bedrooms and 7 bathrooms
- 2/3 generation home
- Home with income
- Heated swimming pool
- Panoramic views
- Electric gates
- Treelined driveway
- Near Richelieu & Sainte-Maure-de-Touraine

### INFORMATION

- Mains water
- Septic tank
- Oil fired central heating
- Double glazed
- Ample parking
- Carport parking for approx. 4 cars
- Freehold

### LOCATION

What3words: [///scheming.fastens.impasses](https://www.what3words.com/scheming.fastens.impasses)





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LEE CHILD  
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