



LOIRE VALLEY
ESTATE
AN EXCEPTIONAL
LIFESTYLE
RESIDENCE

Loire Valley Estate

ASKING PRICE €1,400,000 | JONATHAN
MAGILL FCIM FINSTTT

Executive Summary



An exceptional opportunity in the prestigious Loire Valley wine region — an elegant private residence combining proven income, personal enjoyment, and outstanding hospitality potential.

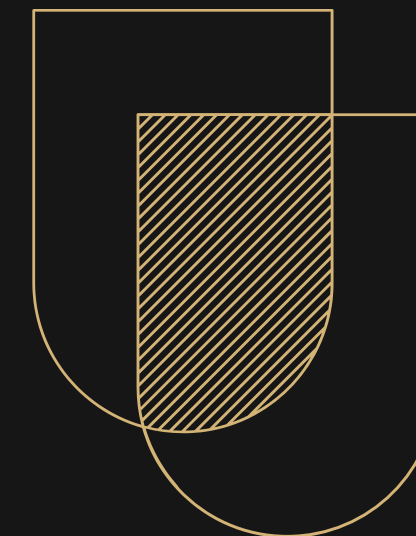
- ◆ Located in prestigious Loire Valley wine region
- ◆ Elegant private residence with proven income and growth potential
- ◆ Operates as exclusive luxury holiday home with personal use
- ◆ Opportunities to enhance revenue via hospitality activities



Proven Rental Business

- ◆ 01 Approximately 10 weeks exclusive-use bookings annually
- ◆ 02 Gross rental income: €70,000; net income after costs: €59,500
- ◆ 03 Current net return: 4.25% p.a. based on €1.4M asking price
- ◆ 04 Returns achieved without maximizing occupancy, preserving owner use





Illustrative Occupancy Scenarios



Impact of increasing occupancy on income and yield.
Figures illustrate potential only; other costs excluded.

- ◆ 10 weeks — €59,500 net, 4.25%
- ◆ 12 weeks — €71,400 net, 5.10%
- ◆ 14 weeks — €83,300 net, 5.95%
- ◆ 16 weeks — €95,200 net, 6.80%

Alternative Lifestyle Business Opportunity



Potential to develop a boutique hospitality operation in one of the Loire Valley's most elegant private estates.

- ◆ Seven luxury en-suite guest bedrooms
- ◆ Elegant reception rooms & gardens
- ◆ Premium chambres d'hôtes location
- ◆ Boutique hospitality potential



Boutique Hospitality Model

Revenue Potential

Seven luxury en-suite guest bedrooms at approximately €300 per night demonstrate significant revenue uplift over the current exclusive-use rental model, with greater flexibility and higher returns.

Occupancy Scenarios

- ◆ 10 weeks occupancy: €147,000
- ◆ 14 weeks occupancy: €205,800
- ◆ Revenue exceeds whole-house rental
- ◆ Significant growth potential

Additional Revenue Opportunities

Enhance the estate's income through curated hospitality experiences and premium guest services.



Breakfast service
& Private dining



Wine tastings &
Cookery weekends



Wellness retreats
& Weddings



Corporate retreats &
Guided experiences

Luxury Touring Market Opportunity

Supplementary income from premium serviced motorhome pitches in an expanding market for discerning travelers seeking authentic Loire Valley experiences.

- ◆ Potential for 3-4 luxury motorhome pitches subject to planning approval
- ◆ Complements boutique hospitality with premium facilities
- ◆ Expanding market attracting discerning travelers
- ◆ Seeking authentic Loire Valley experiences



International Lifestyle Benefits

Exclusive access through the 3rd Home luxury home exchange programme — deposit one qualifying week annually to unlock a world of exceptional international holiday opportunities.

- ◆ Deposit one qualifying week annually
- ◆ Access global portfolio of luxury homes
- ◆ Modest annual membership fee
- ◆ Exceptional international holiday opportunities



Why This Property Is Different



Private Residence

Use as an elegant private family residence in the prestigious Loire Valley



Boutique Hospitality

Develop chambres d'hôtes, events, or curated hospitality experiences



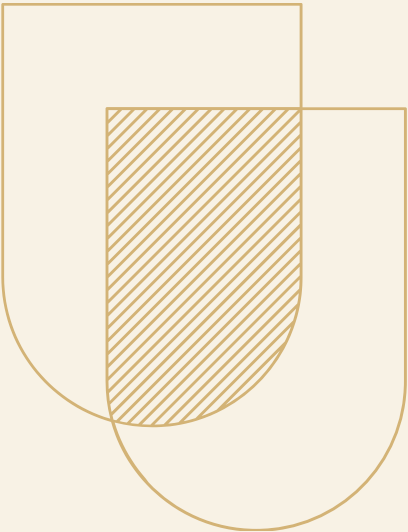
Proven Rental

Established luxury holiday rental with proven income and guest demand



Income & Ownership

Rare combination of personal lifestyle enjoyment with revenue generation



Investment Highlights



01

Prestigious Loire Valley location with proven rental income



02

Scope to increase occupancy and revenue significantly



03

Boutique hospitality & curated guest experiences



04

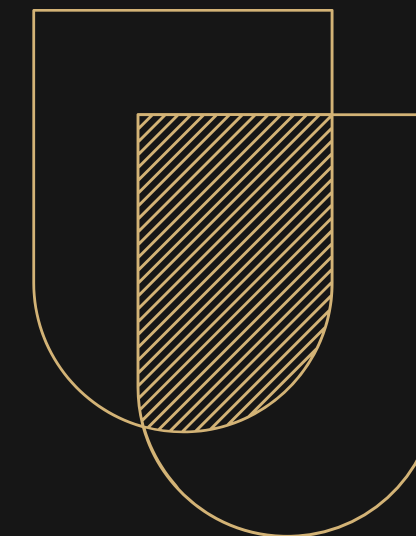
International lifestyle benefits through 3rd Home membership

A Rare Opportunity

One of Loire Valley's finest private homes with proven income. Ideal for elegant lifestyle, supplementary income or hospitality business. Significant future potential in a top-tier location.

- ◆ Proven rental income
- ◆ Flexible lifestyle use
- ◆ Hospitality potential
- ◆ Premier location



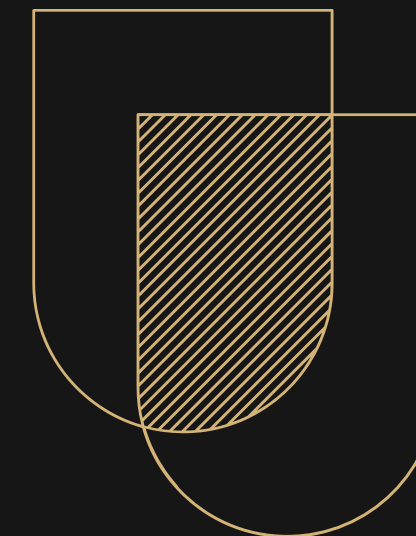


International Buyer Opportunity



Important considerations for non-EU purchasers looking to acquire this exceptional estate.

- ◆ Acquisition may support application for French entrepreneur residence status
- ◆ Subject to French immigration rules and approvals
- ◆ Advisable to seek independent immigration and legal advice
- ◆ Important considerations for international purchasers



Important Notice & Disclaimer



The following legal and advisory disclaimers apply to all information contained in this presentation.

- ◆ Information believed accurate but not independently verified
- ◆ Financial figures illustrative, not guarantees of future performance
- ◆ Jonathan Magill acts as intermediary, not estate or
- ◆ Due diligence and professional advice strongly recommended

Expressions of Interest



jonathan@jhmmade.com

















