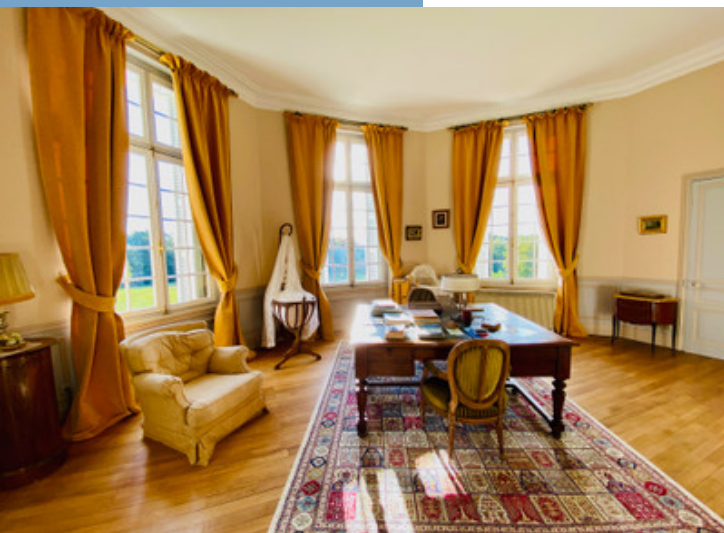
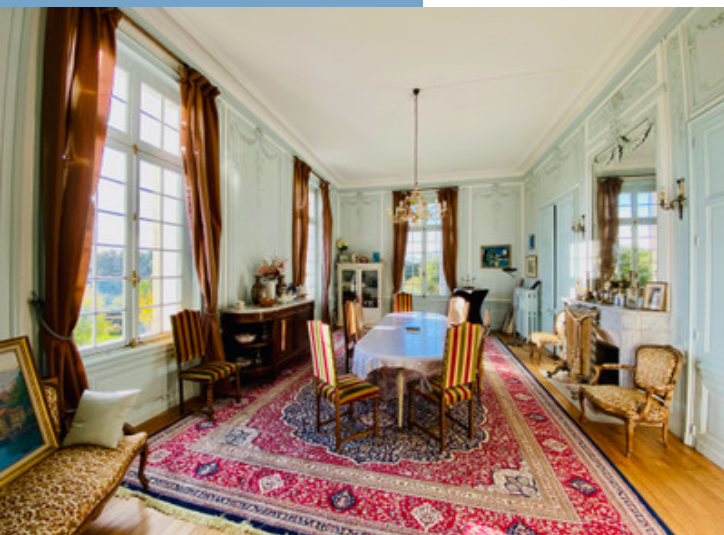




SUPERB CHÂTEAU ON 15 HECTARES OF
PARKLAND AND WOODS WITH 2 GÎTES,
SWIMMING POOL AND WALLED GARDEN.

SUPERB CHÂTEAU ON 15
HECTARES OF PARKLAND
AND WOODS WITH 2
GÎTES, SWIMMING POOL
AND WALLED GARDEN....



PROPERTY FACT FILE

REFERENCE	A26323MNL49
PRICE	€ 1,800,000 £ 1,545,120* <small>*agency fees included: 6 % TTC to be paid by the buyer (1 700 000 EUR hors honoraires)</small>
BEDROOM	23
BATHROOM	13
ACCOMMODATION	1225 m²
LAND	150000 m²
TOWN	Les Hauts-d'Anjou
DEPARTMENT	Maine_et_Loire
LOCATION	50km or less to airport
TYPE	
CONDITION	Excellent condition
FEATURES	Hobby vineyard, Electricity on site Barns / outbuildings

*Price based on current exchange rate which is subject to change



- Loire Valley chateau-lifestyle property.
- Beautiful country estate.
- Ready for business - B&B, events, gîtes....
- Expertly renovated, with superb period features.
- Fabulous park with woodland walks, walled garden.

SUPERB CHÂTEAU ON 15
HECTARES OF PARKLAND
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This exceptional estate offers countryside peace and tranquility, just a short hop from the vibrant city of Angers and main transport links to Paris and UK. It would be ideally suited to wedding venue business, B&B and/or gîte operation with plenty of space and privacy to be a beautiful home at the same time.

DESCRIPTIF

This impressive chateau is ideally located in idyllic countryside North of Angers, a peaceful yet convenient position just 4 km from a charming town with all the main services and shops. The location is close to motorway and rail links to the major towns and business areas of Paris, the Mans, Angers and Nantes. The ferry port at Caen is just 2 1/2 hours away.

Ground floor: An impressive entrance hall (70m²) with marble columns. The beautifully proportioned rooms on this floor are full of original features: marble fireplaces, antique parquet flooring, wood panelling and moulded ceilings - all in excellent condition. Salon (45m²), Dining Room (42m²), Music Room (19m²), Kitchen (24m²), East Sitting Room (19m²), Gallery (24m²), Bedroom (25m²), Office (8m²); one bathroom.

From the ground floor, a beautiful solid wood staircase leads to a large landing which features at one end a library with a reading corner. Library corner (24m²), Bedrooms (58m², 40m², 33m², 26m², 25m², 8m²), Dressing Room (4m²); five bathrooms.

The second floor comprises six bedrooms, a suite and a convertible attic. Bedrooms (54m², 45m², 26m², 19m², 19m², 8m²), Dressing Room (19m²), WC, Attic (43m²); two bathrooms.

The garden level is currently used as the owner's apartment - it comprises: a vast living room with open-plan kitchen (64m²), four bedrooms (19m², 18m², 16m², 13m²), two bathrooms (4m², 4m²), boiler room (19m²), an office (10m²), workshop (19m²) and laundry room (4m²).

In the grounds - former



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26323MNL49>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

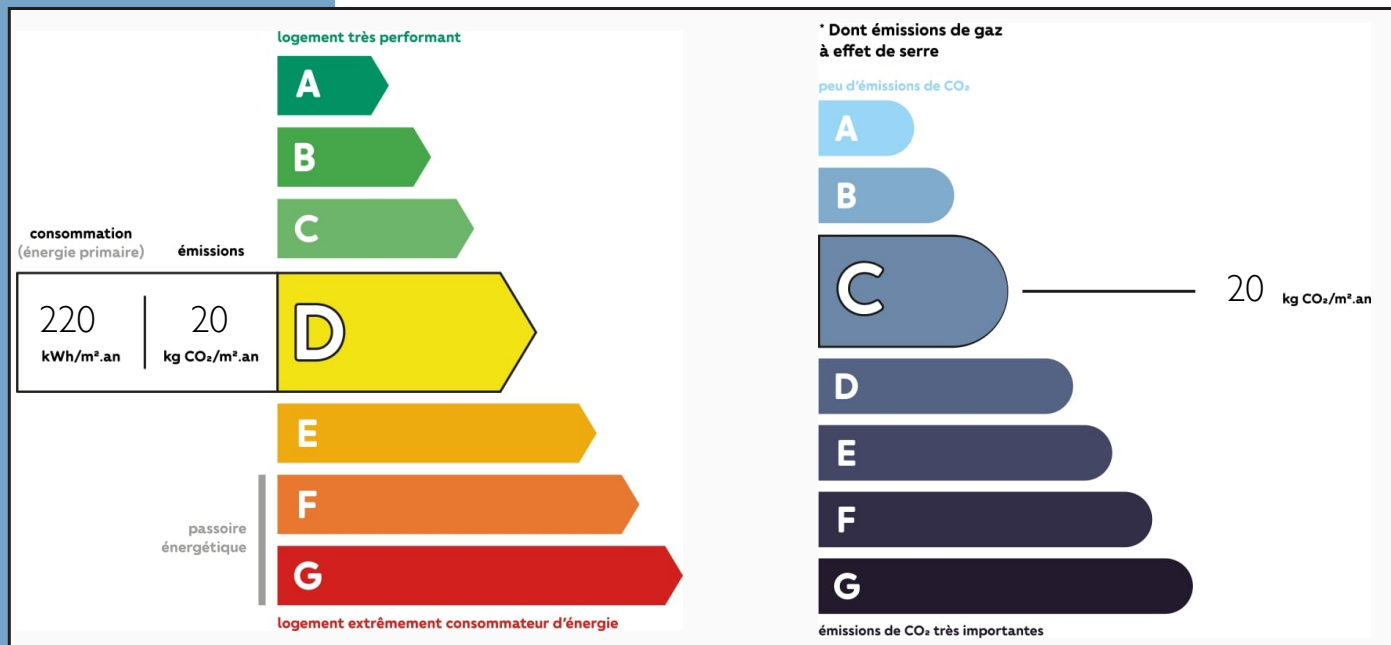
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A26323MNL49
FILE COMPLETE
AND PHOTOS
ON REQUEST

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