



BEAUTIFUL CHÂTEAU SET IN 4 HECTARES OF PARKLAND.



PROPERTY FACT FILE	
REFERENCE	A25788MNL49
PRICE	€ 945,000 £ 812,917* <small>*agency fees included: 5 % TTC to be paid by the buyer (900 000 EUR hors honoraires)</small>
BEDROOM	15
BATHROOM	5
ACCOMMODATION	700 m ²
LAND	40000 m ²
TOWN	Saint-Georges-sur-Loire
DEPARTMENT	Maine_et_Loire
LOCATION	0-2KM to amenities
TYPE	Maison de Maître
CONDITION	Habitable, To be renovated
FEATURES	Electricity on site, Private parking, Character property
<small>*Price based on current exchange rate which is subject to change</small>	



- On the doorstep of the city of Angers.
- Country setting close to a small town.
- Exquisite period interiors.
- Potential to create a superb B&B or events venue.
- At the very heart of the Loire Valley vineyards.

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This beautiful 19th century Anjou castle is set in lush green countryside, under 20 minutes from Angers city centre.

A leafy driveway leads through the 4 hectares of parkland to this elegant home. Tall windows let the light flood in and there are oak

DESCRIPTIF

A rare opportunity!

This country château boasts superb original features ~ its location close to Angers and the banks of the River Loire are the icing on the cake. Period decor within this château has been well preserved and respected, duly maintained in a good condition: oak parquet flooring, wood panelling, ornate ceilings, marble fireplaces. The rooms to be renovated have good proportions and features - ready for the new owner to create his own style in this remarkable house.

With around 700 m² of living space, it comprises:

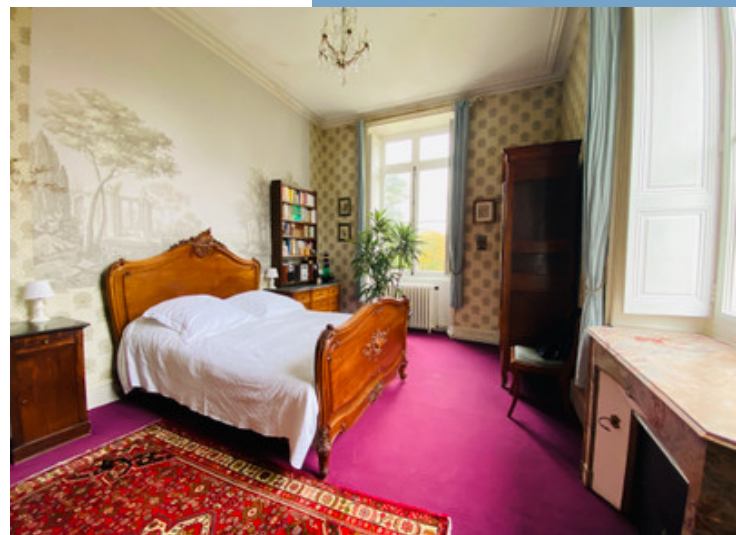
On the garden level: hunting room with fireplace [42m²], 3 bedrooms [21m², 20m², 17m²], kitchen [18m²], stores, wine cellar, boiler room.

On the raised ground floor: entrance hall [61m²], salon [45m²], salon [40m²], large kitchen [22m²], study/library [18m²], dining room [44m²], WC. The three vast reception rooms are adorned with superb woodwork and abundant period features. A remarkable stairway with oak banister leads to :

On the first floor: 6 superb bedrooms, 2 of which are en-suite, one with dressing room; [17m², 17m², 22m², 32m², 33m², 43m²], 2 bathrooms [13m², 12m²], small room with wash basins, separate WC with wash basin.

A service staircase in good condition leads to:

On the second floor: 6 bedrooms, one of which with double dressing rooms, [20m², 22m², 22m², 22m², 29m², 30m²], 2 bathrooms [17m², 7m²], WC, vast attic. The renovation of the bedrooms and one of the bathrooms is to be completed. The rooms on this floor are particularly



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25788MNL49>

COMPLETE FILE AND PHOTO ON REQUEST

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

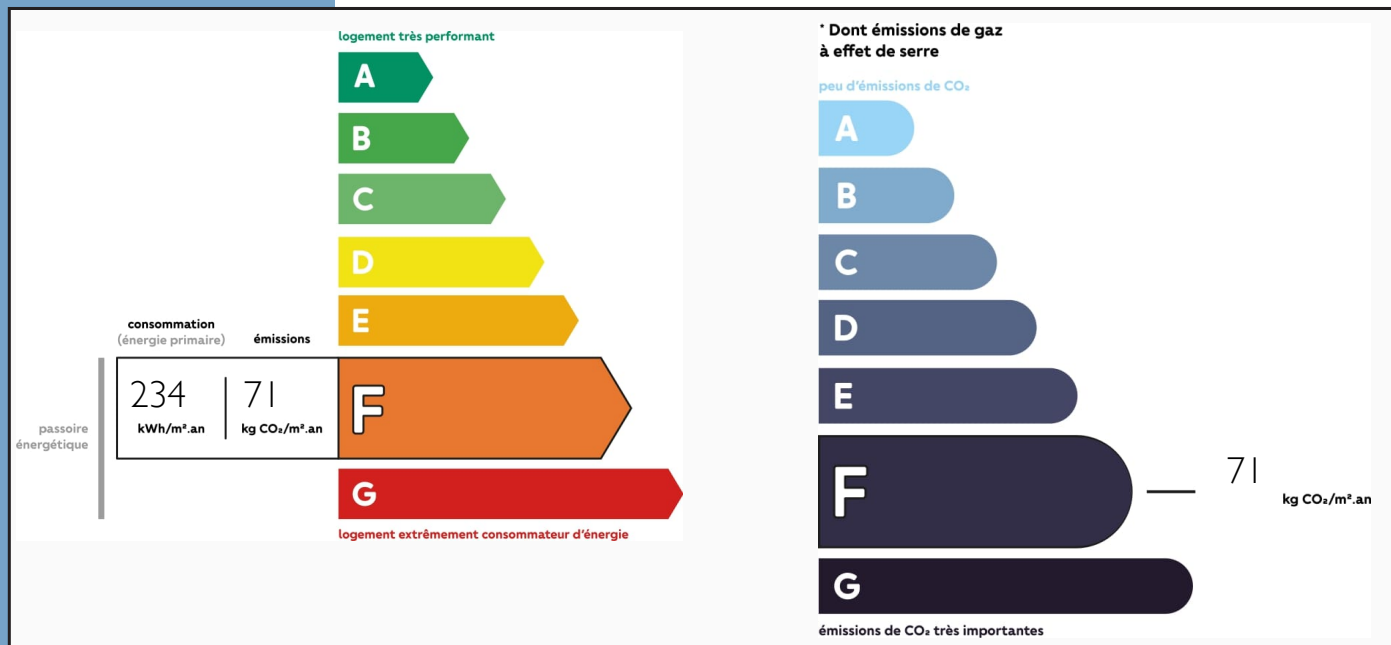
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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