

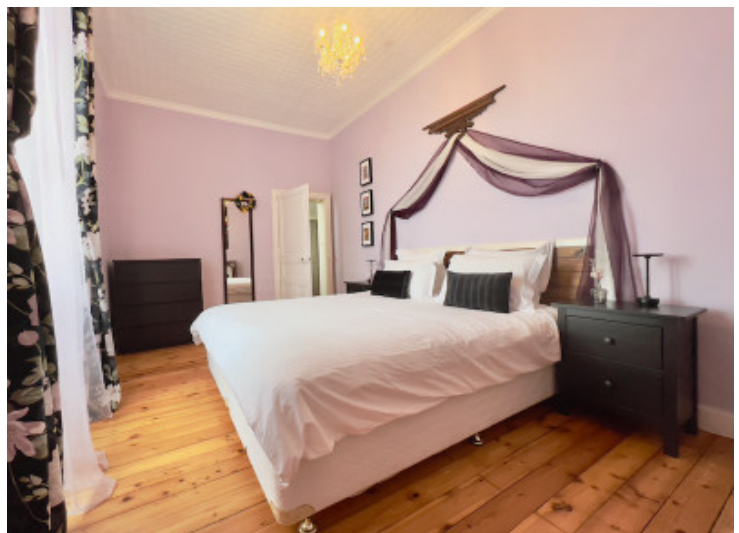


## STUNNING MANOIR WITH FIVE BEAUTIFUL GUEST COTTAGES AND POOL IN THE LOIRE VALLEY.

STUNNING MANOIR WITH  
FIVE BEAUTIFUL GUEST  
COTTAGES AND POOL IN  
THE LOIRE VALLEY....



PROPERTY FACT FILE	
REFERENCE	A28863JCC49
PRICE	€ 1,190,000 £ 990,140* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	595 m <sup>2</sup>
LAND	3747 m <sup>2</sup>
TOWN	Saint-Macaire-du-Bois
DEPARTMENT	Maine_et_Loire
LOCATION	Village property
TYPE	Gîtes, Hotel, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Manoir
- Swimming Pool
- Hospitality business
- Heart of the Loire Valley
- Beautifully appointed

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Beautifully appointed throughout, this gorgeous manoir house with five guest cottages, swimming pool and extensive gardens is perfect for a hospitality business or countryside retreat.

Situated only 15 minutes south of Saumur, in the heart of the Loire

## DESCRIPTIF

The manoir house comprises;

### Ground Floor

- Entrance Hall (12m<sup>2</sup>) with tiled floor and beautiful wooden staircase
- Sitting Room (30m<sup>2</sup>) with beautiful marble fireplace, tiled floor, ceiling height of 3.30m,, air conditioning and doors to terrace
- Dining Room (30m<sup>2</sup>) with lovely parquet floor, high ceilings (3.34m), doors to terrace, open fireplace and wood paneling
- Kitchen (33m<sup>2</sup>) fully fitted with large island unit, tiled floor, beams, stone fireplace with wood burner, door to courtyard and doors to terrace.
- Office (15m<sup>2</sup>)
- Utility Room (10m<sup>2</sup>)
- WC

### First Floor

- Landing
- Bedroom (28m<sup>2</sup>) with double aspect windows, marble fireplace, beautiful panelled ceiling (3m high)
- Bedroom (14m<sup>2</sup>) with marble fireplace, wood floor, high ceiling (3m)
- Bathroom with corner bath and shower, double vanity unit, WC, wood floor
- Large walk in linen cupboard (4m<sup>2</sup>) with window to garden

### Second Floor

- Landing (10m<sup>2</sup>)
- Bedroom (14m<sup>2</sup>) with en suite shower room and walk in wardrobe
- Bedroom (19m<sup>2</sup>) with en suite shower room and walk in wardrobe

### Guest Cottages / Gites

- Lavender Cottage with open plan kitchen, dining and seating area bedroom and shower room, enclosed garden and separate entry
- Basil, Thyme and Sage Cottages in the converted stables. Each one with open plan kitchen, dining and seating area, bedroom and shower room. Each cottage has a patio and shared garden.
- Rosemary Cottage - studio apartment on the first floor with

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28863JCC49>

COMPLETE FILE AND PHOTO ON REQUEST

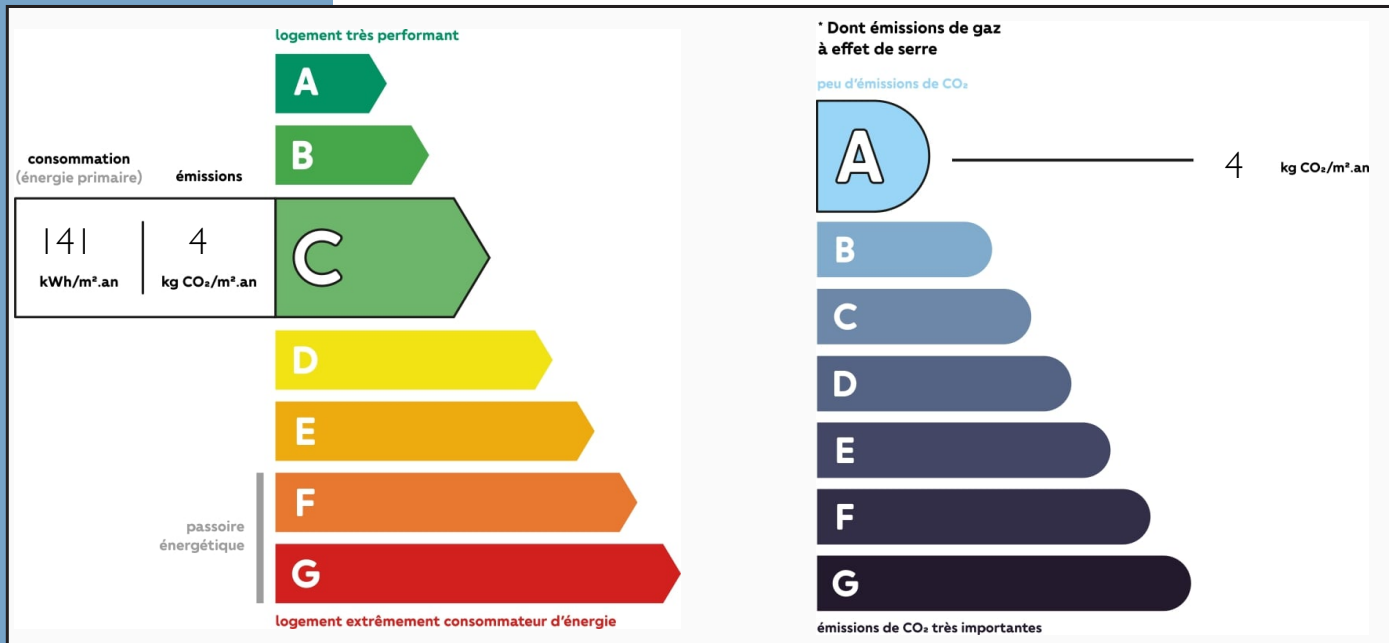


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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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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