



## STUNNING 8-BEDROOM MAISON DE MAÎTRE, IN THE CENTRE OF RIVERSIDE CHÂTEAU TOWN

STUNNING 8-BEDROOM  
MAISON DE MAÎTRE, IN  
THE CENTRE OF RIVERSIDE  
CHÂTEAU TOWN...



PROPERTY FACT FILE	
REFERENCE	A35832ELE72
PRICE	€ 561,800 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (530 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	8
ACCOMMODATION	384 m <sup>2</sup>
LAND	837 m <sup>2</sup>
TOWN	Le Lude
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Private parking
*Price based on current exchange rate which is subject to change	



- Character property
- Established B&B
- Swimming pool
- Town centre
- Walled garden

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Character property, with arched gateway accessing private walled garden, pool and parking. Le Lude is a friendly, quintessentially French town, with shops, cafés, restaurants, schools, swimming pool, sports centre, medical centre - and its beautiful Renaissance château.

## DESRIPTIF

Elegant building with high ceilings, tall windows, wall paneling and cornices, decorated to a high standard.

The property has mains gas central heating, single-glazed windows. It is well maintained, with extensive work over the past 5 years including: new roof over the owners' accommodation, updated shower rooms, attic conversion, wood burner, swimming pool, repainted façade, wood store, charger for electric cars.

ENTRANCE HALL (1.48x6.2m) with wooden floor and murals, double doors to OFFICE on left, double doors to guest breakfast room on right with further double doors leading into dining room, and REAR HALL (9.67x3m) with tiled floor straight ahead. Staircase in rear hall leads up to the 5 guest bedrooms. Guest lounge off the rear hall, and stairs down to vaulted WINE CELLAR.

B&B:

BREAKFAST ROOM (5.3x3.75m): wooden floor, window overlooking garden

DINING ROOM (5.3x4.92m): parquet floor, fireplace, 2 French doors to courtyard garden, window

GUEST LOUNGE (4.81x3m), with wood paneling

UPSTAIRS LANDING (9.67x3m): wooden floor, window, large fitted cupboard

5 BEDROOMS ranging from 20m<sup>2</sup> to 31m<sup>2</sup> (including individual en-suite shower rooms with WC): wooden floors or quarry tiles, 4 overlooking courtyard garden

Staircase to LAUNDRY ROOM, UPPER LANDING, 2 further ensuite BEDROOMS

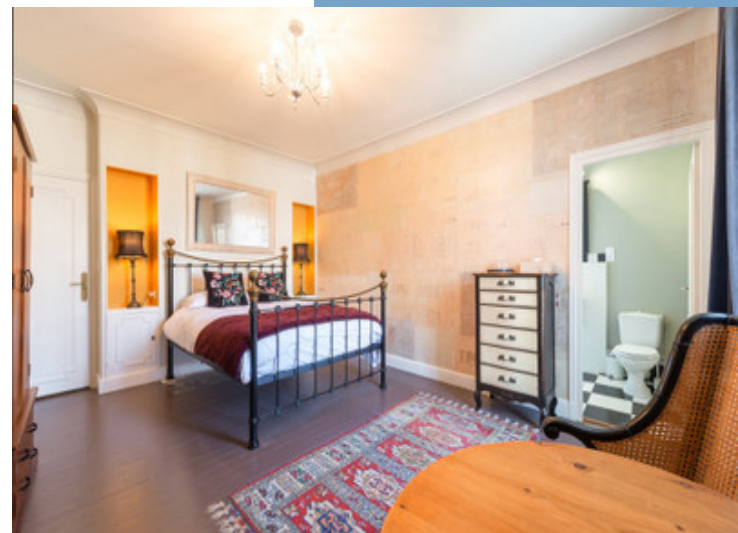
OWNERS' APARTMENT:

Access from the office and the rear hall into sitting room, which leads to the kitchen, utility room and private stairs up to bedroom with en-suite shower room with WC, and small dr

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35832ELE72>

COMPLETE FILE AND PHOTO ON REQUEST



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

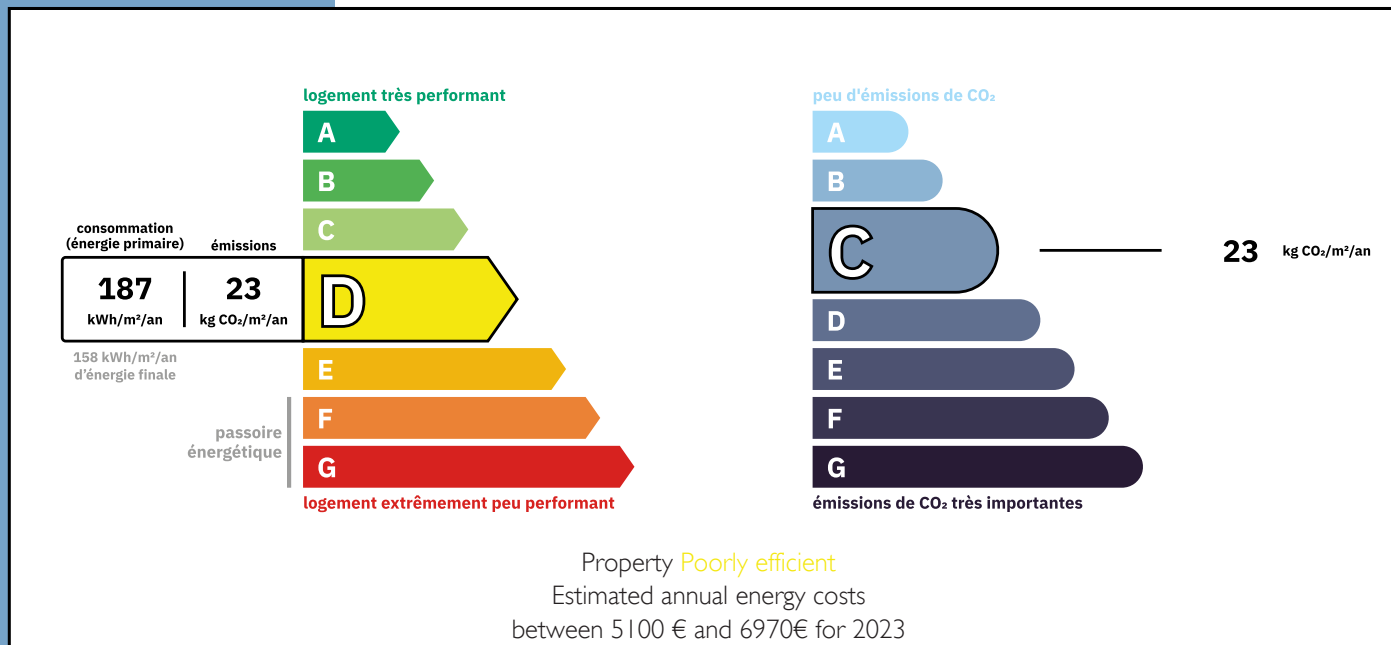
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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

Réf :A35832ELE72  
FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)