



ELEGANT 8 BEDROOM MAISON DE MAÎTRE WITH
WALLED GARDEN, POOL AND INCOME
POTENTIAL IN CENTRE OF A CHÂTEAU TOWN

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MAISON DE MAÎTRE WITH
WALLED GARDEN, POOL
AND INCOME POTENTIAL
IN CENTRE OF A CHÛ.



PROPERTY FACT FILE	
REFERENCE	A35832ELE72
PRICE	€ 519,400 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (490 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	8
ACCOMMODATION	384 m ²
LAND	837 m ²
TOWN	Le Lude
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 384 m² elegant living space
- 8 bedrooms, 8 bathrooms
- Private walled garden
- Heated swimming pool
- Town-centre location

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This elegant 8 bedroom maison de maître sits in the centre of Le Lude, a popular Loir Valley town with shops, cafés and services a short walk away.

The house offers generous rooms, original features, a private walled

DESCRIPTION

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 20m² to 31m² (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

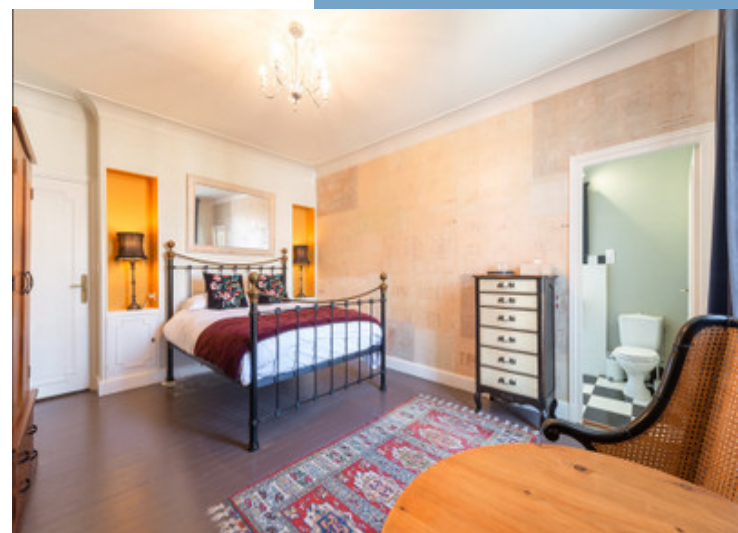
OWNERS' APARTMENT:

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

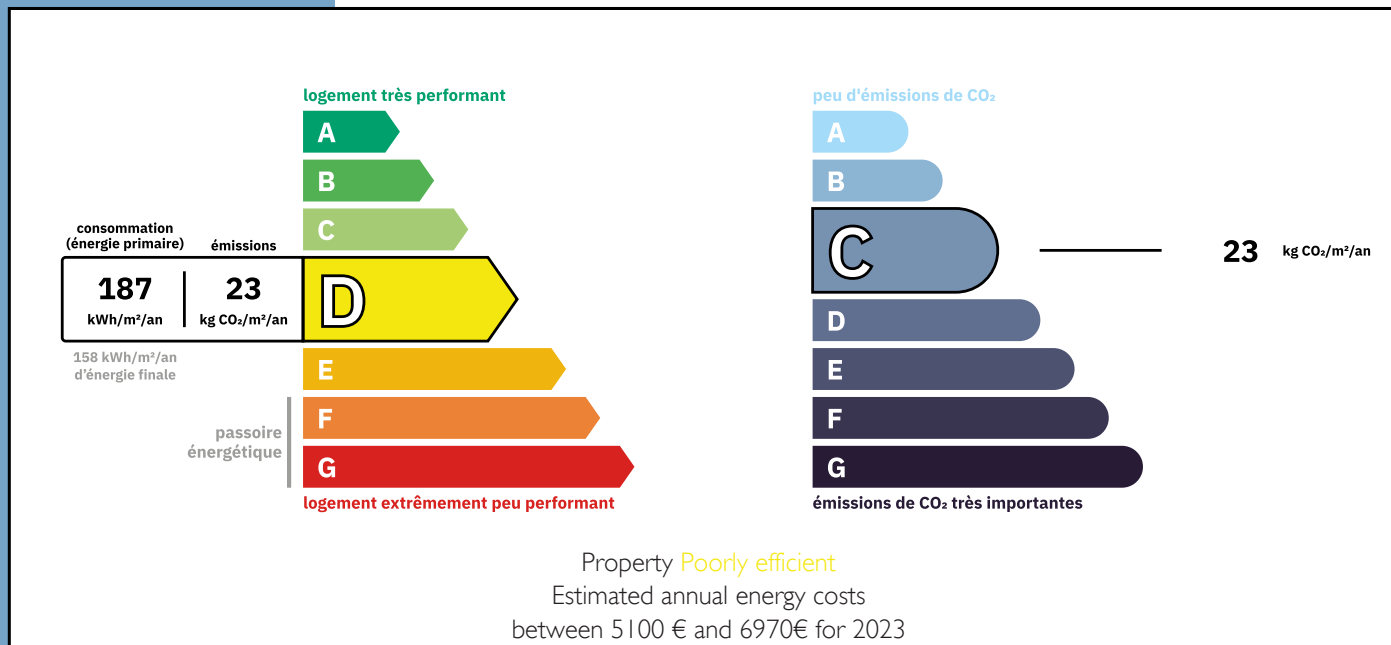
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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