



## STUNNING MANOR HOUSE WITH CONVERTED OUTBUILDINGS, AN ACTIVE B&B / GITE BUSINESS ON THE LOIRE À VÉLO ROUTE

STUNNING MANOR  
HOUSE WITH  
CONVERTED  
OUTBUILDINGS, AN  
ACTIVE B&B / GITE  
BUSINESS ON THE LOIRE  
À VENDRE



## PROPERTY FACT FILE

REFERENCE	A39452CFI37
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	14
BATHROOM	9
ACCOMMODATION	730 m <sup>2</sup>
LAND	4500 m <sup>2</sup>
TOWN	Huismes
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Private parking

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



- Turn-key business opportunity - existing partners
- Wonderful opportunity to create a family home
- Well maintained property, new heating system
- Located 3 hours from Paris 3 hours from ferry port
- Three cities Angers Tours and Poitiers under 1 h

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If the idea of running a boutique B&B business appeals, look no further!

With a combination of seven profitable letting rooms and self-catering suites, retaining the Manor for the privacy of the owners, this property allows you to live the dream and enjoy the French countryside

## DESCRIPTION

Entrance to the property by large gates into a courtyard laid out as a formal French knot garden surrounded by buildings in a U shape.

To the right, there is a barn converted into a multi-purpose space (50m<sup>2</sup>) with WC.

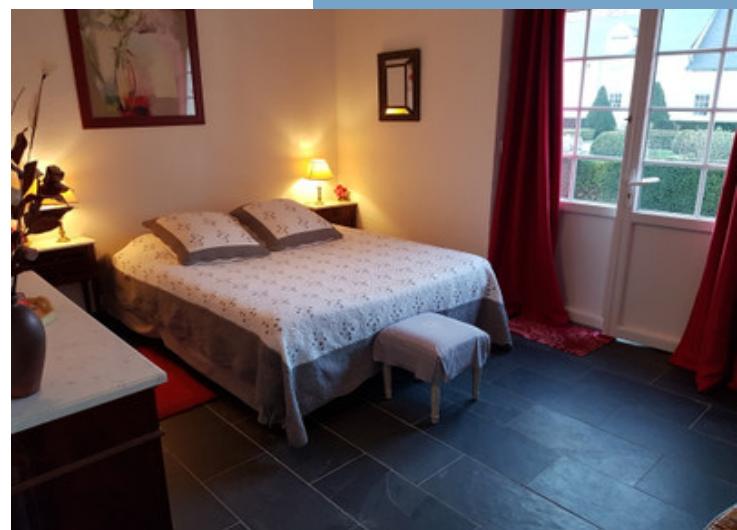
In the continuity of this wing there is a garage where the boiler and pellets are housed, above that an attic suitable for further development. Continuing along this wing are two B&B suites of 35m<sup>2</sup> and 47m<sup>2</sup>, each have their own bathroom. Beyond these is a laundry storage room (7m<sup>2</sup>), and a further multi-purpose space currently used as a music room, measuring 35m<sup>2</sup>.

To the left of the entrance is a wing given entirely to accommodation: two cottages or gîtes, (60m<sup>2</sup> and 83m<sup>2</sup>) each with their own kitchens and bathrooms, each with one bedroom and one sofa bed. One is the old hunting lodge of the Manor and has a large reception space.

There are also two bed and breakfast suites in this wing. One is a classic double with ensuite (20m<sup>2</sup>). The other is a family suite combining the classic double bedroom with ornate fireplace, two single bedrooms, and a bathroom (65m<sup>2</sup>).

The Manor House offers a variety of potential uses whether kept as a family home or opened up to further accommodation.

On the ground floor there is a large and welcoming entrance hall open to the stairwell (15m<sup>2</sup>). To the right is a formal sitting room of about 40m<sup>2</sup> with views to both gardens, front and rear. To the left of the entrance hall is a stylish classic dining room (32m<sup>2</sup>) which leads on through ...



More Online :

<https://leggett-prestige.com/luxury-property-for-sale/view/A39452CFI37>

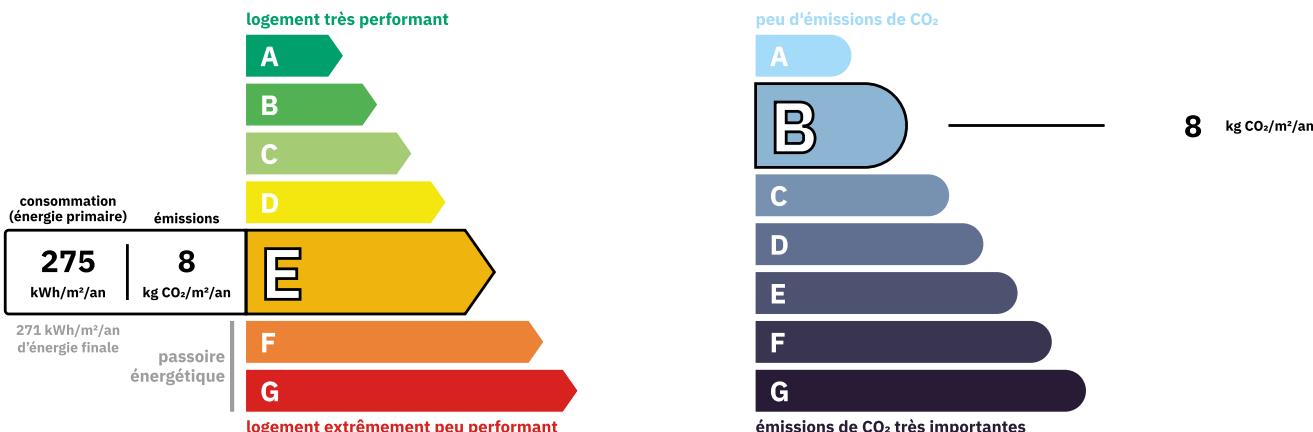
COMPLETE FILE AND PHOTO ON REQUEST

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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/>



Property Energy consuming  
Estimated annual energy costs  
between 8641 € and 11691€ for 2021

## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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