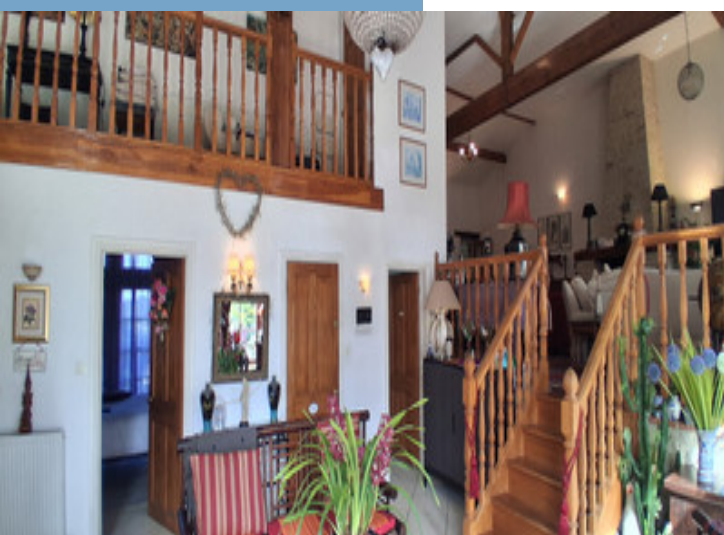
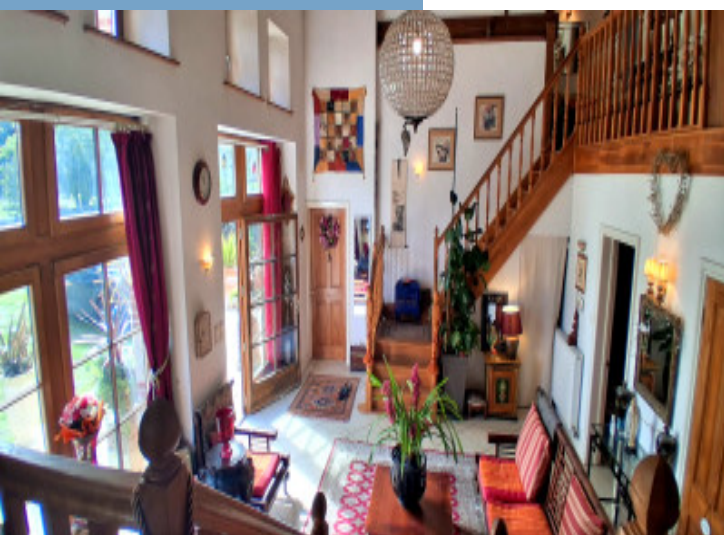




## HISTORIC FRENCH RESIDENCE FOR SALE IN MEDIEVAL BAZOGES-EN-PAREDS WITH POTENTIAL TO CREATE A BED AND BREAKFAST



HISTORIC FRENCH  
RESIDENCE FOR SALE IN  
MIEVEAL  
BAZOGES-EN-PAREDS  
WITH POTENTIAL TO  
CREATE A BED AND ...



PROPERTY FACT FILE	
REFERENCE	A39950DOW85
PRICE	€ 556,500 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (525 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	212 m²
LAND	1726 m²
TOWN	Bazoges-en-Pareds
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Private parking, Barns - outbuildings, High speed internet
*Price based on current exchange rate which is subject to change	



- Renovated to high standard
- Reversible air conditioning in bedrooms
- Attractive garden & sun terrace
- Double glazing throughout
- Large parking in front for up to 6 vehicles

HISTORIC FRENCH  
RESIDENCE FOR SALE IN  
MIEVEAL  
BAZOGES-EN-PAREDS  
WITH POTENTIAL TO  
CREATE A BED AND ...  
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Dating from the 19th century, this unique historic residence sits in the heart of the medieval village of Bazoges-en-Pareds and enjoys a rich and colourful past. Over the years it has served as a village theatre, school and meeting hall, playing an important role in local life. Today, the property is arranged as a welcoming family home with potential to

## DESCRIPTION

Property comprises: entrance hall, a sunken lounge or lobby area (27m<sup>2</sup>) with cathedral ceiling, rooms radiating off this area - Double Bedroom 1 - 23m<sup>2</sup>, with en-suite bathroom, access to garden.

Double Bedroom 2 - 16m<sup>2</sup>, with en-suite shower room, views of the Donjon Castle.

Cloak room with WC and basin. Office 6m<sup>2</sup>. Under stairs storage.

Stairs, balustrade and railing all in attractive beech wood leading to open plan upper lounge and dining room, (which is once where the stage was) 47m<sup>2</sup> with dual aspect front and rear, original wooden flooring, large log burner, door to outside balcony with iron railing showing the name of house. Beech stairs down to kitchen 25m<sup>2</sup>, fully fitted with storage units, oven, induction hob and hood. Door to outside sun terrace and garden beyond.

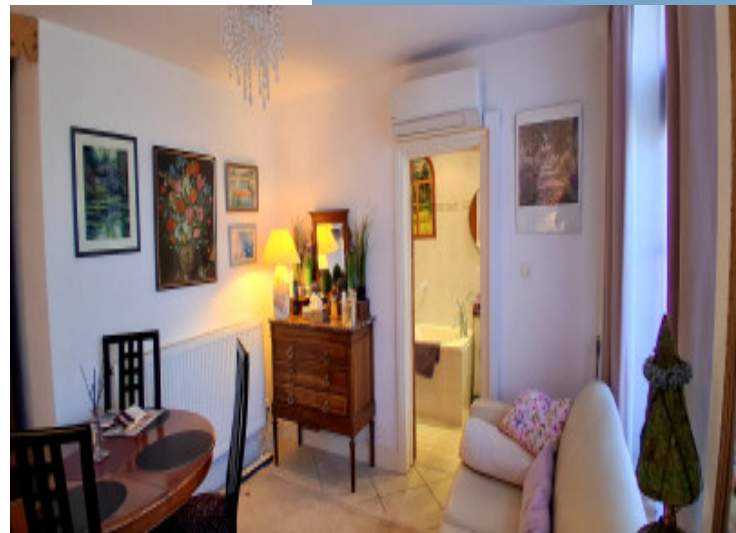
Steps down to corridor with a laundry/storage room 12m<sup>2</sup>, with a butler sink and a utility room 23m<sup>2</sup>, housing commercial boiler and oil storage tank and washing machine and tumble dryer. Door to front garden.

To upstairs, accessed from the entrance lobby, leads to a galleried balcony/minstrels' gallery overlooking the downstairs and front garden with a linen cupboard at end.

Master Bedroom 24m<sup>2</sup>, with beamed ceiling and velux windows, showing view of the Donjon, a separate dressing room of 12m<sup>2</sup> and an en-suite bathroom.

Double bedroom 4 - 22m<sup>2</sup>, velux with en-suite bathroom.

The annexe/apartment consists of sitting room, fitted kitchen, shower room with a spiral staircase to double bedroom 28m<sup>2</sup>..



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39950DOW85>

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)

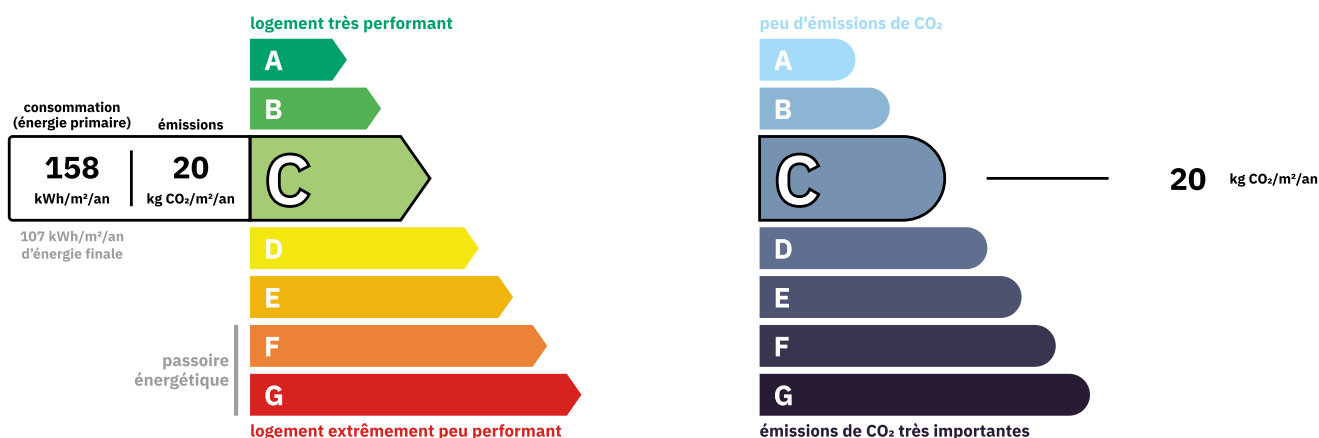


HISTORIC FRENCH RESIDENCE  
FOR SALE IN MEDIEVAL  
BAZOGES-EN-PAREDS WITH  
POTENTIAL TO CREATE A BEAUTIFUL HOME  
AND ...

Ref : A39950DOW85

## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 3670 € and 5070€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A39950DOW85  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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