# ELEGANT COUNTRY MANOR WITH PARKLAND, SWIMMING POOL AND RIVER ACCESS NEAR SEGRÉ.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A46987MNL49 |
| PRICE | € 1,250,000<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer (1 190 000 EUR hors honoraires) |
| BEDROOM | 5 |
| BATHROOM | 2 |
| ACCOMMODATION | 518 m² |
| LAND | 238364 m² |
| TOWN | Ombrée d'Anjou |
| DEPARTMENT | |
| LOCATION | Isolated |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | |
| FEATURES | Swimming Pool, Private drainage, Garage |

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

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- Elegant country estate retreat
- A rare and peaceful setting
- Beautifully designed rooms with original features
- Private river frontage and country park.
-

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Approached via a tree-lined driveway and set in peaceful countryside just outside Segré-en-Anjou Bleu, this elegant manor house sits in beautifully maintained grounds with gardens, woodland, paddock, potager and private access to the river. Renovated to a high standard and presented in excellent condition throughout (DPE C), the house

# DESCRIPTION

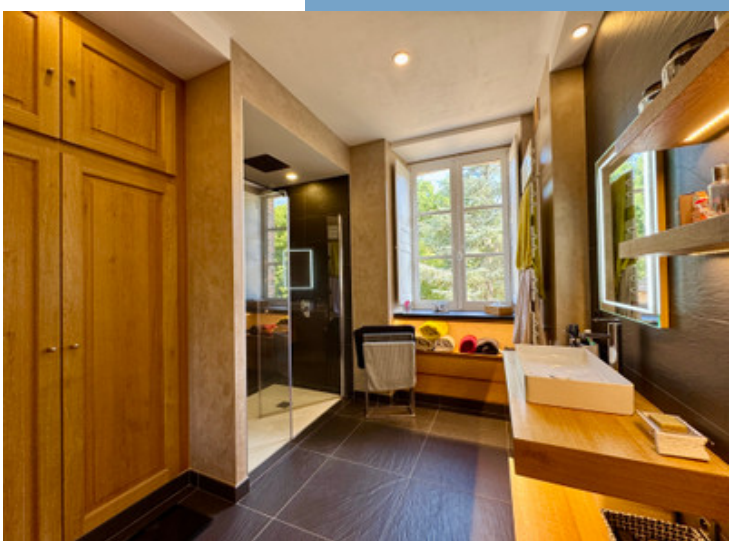
From the moment of turning in from the lane, this is one of those properties that immediately feels special. The manor sits at the heart of its own grounds, surrounded by mature trees, lawns and gardens, with a paddock, woodland, productive potager and private access down to the river. Although wonderfully private, it is only a few minutes from the lively market town of Segré-en-Anjou Bleu.

The house has been carefully renovated over the years and is presented in excellent condition throughout. Original features such as the wood panelling have been beautifully preserved and sit comfortably alongside modern bathrooms and an efficient pellet-fired heating system, resulting in an impressive DPE rating of C.

The ground floor is made for family life as much as entertaining, with a welcoming entrance hall [49m2] leading to a series of elegant reception rooms, including a billiard room [31m2] , sitting room [31m2]; dining room [23m2] and office [20m2]. The kitchen is both attractive and practical [18m2], complemented by a generous pantry [12m2].

Upstairs, the first floor has five spacious bedrooms, ranging from 19m² to 29m², with several having their own dressing areas. The 29m² principal bedroom is particularly generous, while a further 26m² bedroom has its own shower room. A modern family bathroom and separate shower room complete the floor.

The top floor is a real surprise. It is currently arranged as a home cinema and games room [34m2], making it an ideal space for chil...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46987MNL49

COMPLETE FILE AND PHOTO ON REQUEST

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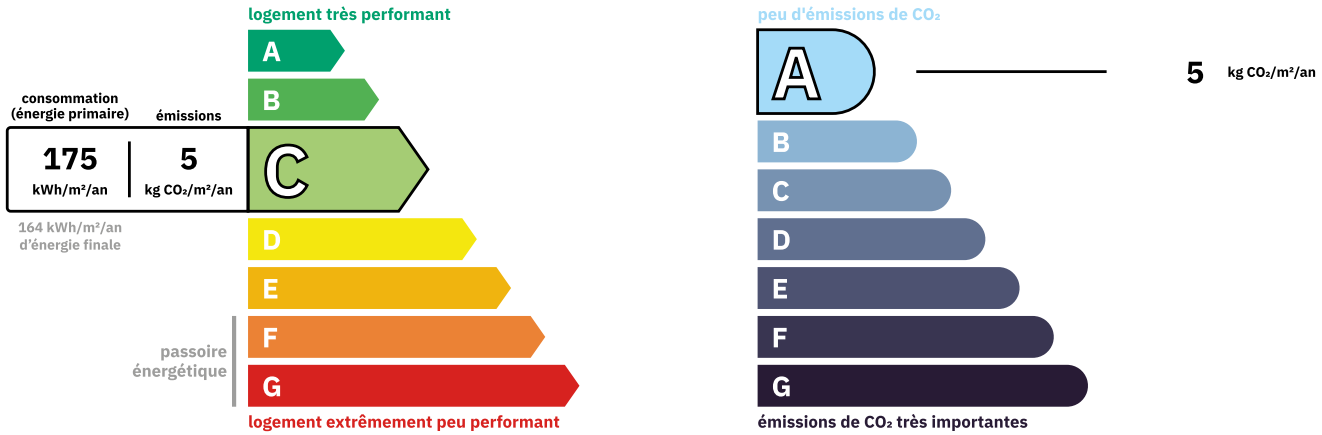
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 3930 € and 5350€ for 2023

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# CONTACT

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