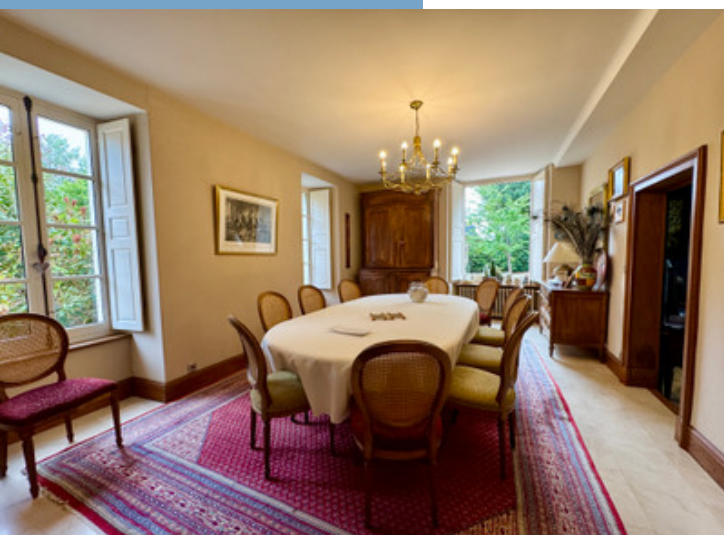




ELEGANT COUNTRY MANOR WITH PARKLAND,
SWIMMING POOL AND RIVER ACCESS NEAR
SEGRÉ.

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



PROPERTY FACT FILE	
REFERENCE	A46987MNL49
PRICE	€ 1,250,000 £ 0* *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	



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

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

Ref : A46987MNL49

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].

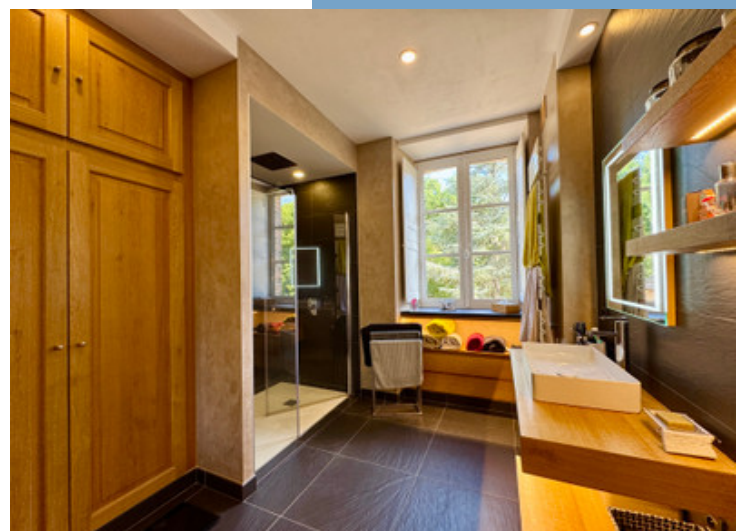
Upstairs, the first floor has five spacious bedrooms, ranging from 19m² to 29m², with several having their own dressing areas. The 29m² principal bedroom is particularly generous, while a further 26m² bedroom has its own shower room. A modern family bathroom and separate shower room complete the floor.

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



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

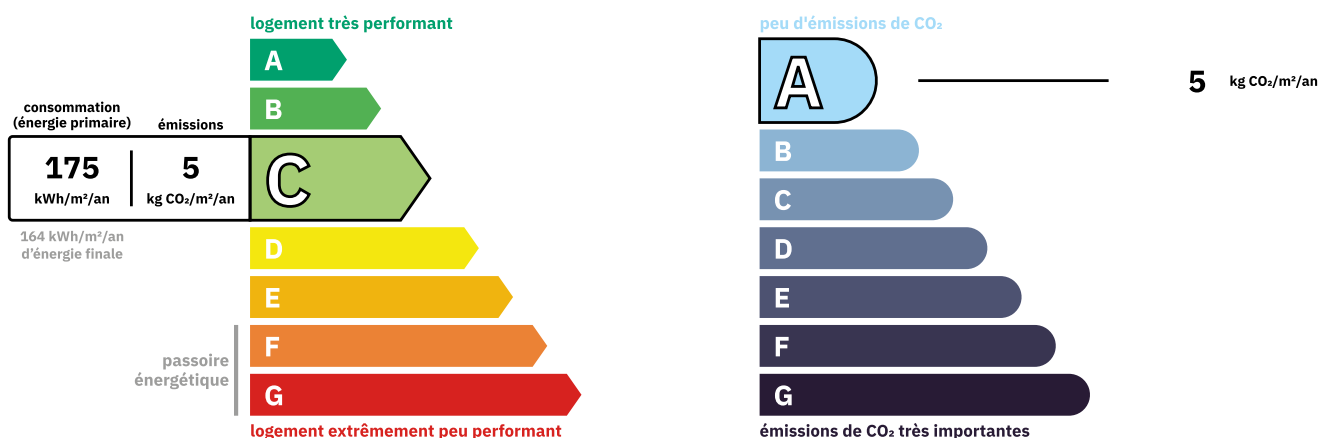
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ELEGANT COUNTRY MANOR
WITH PARKLAND, SWIMMING
POOL AND RIVER ACCESS
NEAR SEGRÉ....

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

Ref : A46987MNL49

ENERGIE-DPE



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

NOTICE

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I: 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

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FILE COMPLETE
AND PHOTOS
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