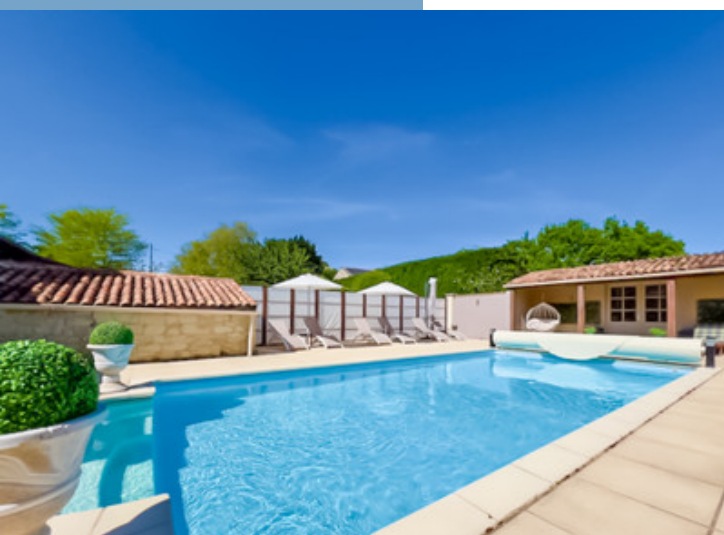




STUNNING MANOIR WITH FIVE BEAUTIFUL
GUEST COTTAGES AND POOL IN THE LOIRE
VALLEY.

STUNNING MANOIR WITH
FIVE BEAUTIFUL GUEST
COTTAGES AND POOL IN
THE LOIRE VALLEY....



PROPERTY FACT FILE	
REFERENCE	A28863JCC49
PRICE	€ 897,750 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (855 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	8
ACCOMMODATION	595 m²
LAND	3747 m²
TOWN	Saint-Macaire-du-Bois
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Hotel, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- Manoir
- Swimming Pool
- Hospitality business
- Heart of the Loire Valley
- Beautifully appointed

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Set in the heart of the Loire Valley, just minutes from Saumur, this elegant manor estate offers a rare combination of charm, privacy, and opportunity. Enclosed within its own walled park, the beautifully appointed main house features light-filled reception rooms, high ceilings, and classic period details, creating an atmosphere of timeless

DESCRIPTION

The manor house comprises;

Ground Floor

- Entrance Hall (12m2) with tiled floor and beautiful wooden staircase
- Sitting Room (30m2) with beautiful marble fireplace, tiled floor, ceiling height of 3.30m,, air conditioning and doors to terrace
- Dining Room (30m2) with lovely parquet floor, high ceilings (3.34m), doors to terrace, open fireplace and wood paneling
- Kitchen (33m2) fully fitted with large island unit, tiled floor, beams, stone fireplace with wood burner, door to courtyard and doors to terrace.
- Office (15m2)
- Utility Room (10m2)
- WC

First Floor

- Landing
- Bedroom (28m2) with double aspect windows, marble fireplace, beautiful panelled ceiling (3m high)
- Bedroom (14m2) with marble fireplace, wood floor, high ceiling (3m)
- Bathroom with corner bath and shower, double vanity unit, WC, wood floor
- Large walk in linen cupboard (4m2) with window to garden

Second Floor

- Landing (10m2)
- Bedroom (14m2) with en suite shower room and walk in wardrobe
- Bedroom (19m2) with en suite shower room and walk in wardrobe

Guest Cottages / Gites

- Lavender Cottage with open plan kitchen, dining and seating area bedroom and shower room, enclosed garden and separate entry
- Basil, Thyme and Sage Cottages in the converted stables. Each one with open plan kitchen, dining and seating area, bedroom and shower room. Each cottage has a patio and shared garden.
- Rosemary Cottage - studio apartment on the first floor with

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28863JCC49>

COMPLETE FILE AND PHOTO ON REQUEST

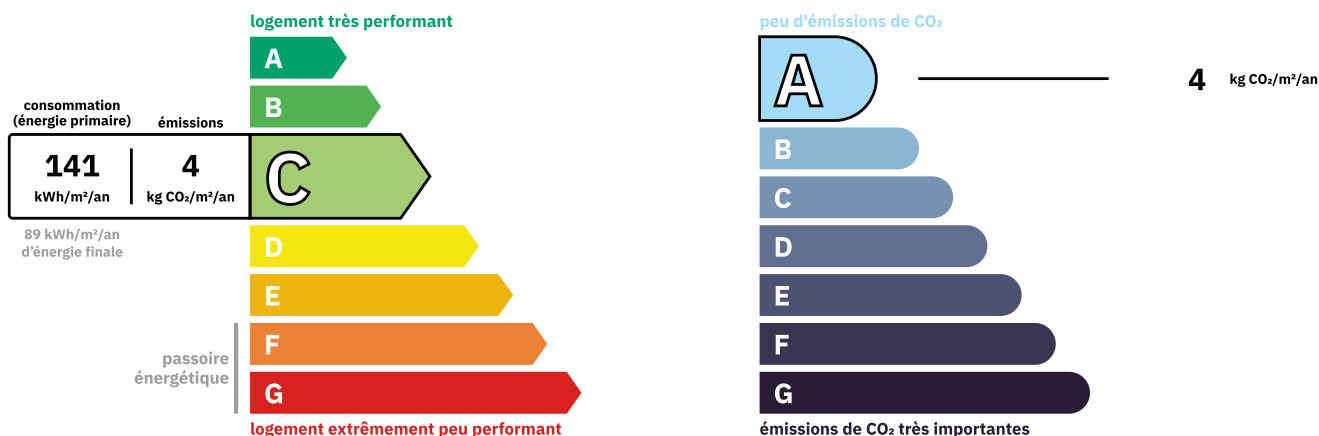


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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 1710 € and 2370€ for 2021

NOTICE

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

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
ON REQUEST

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