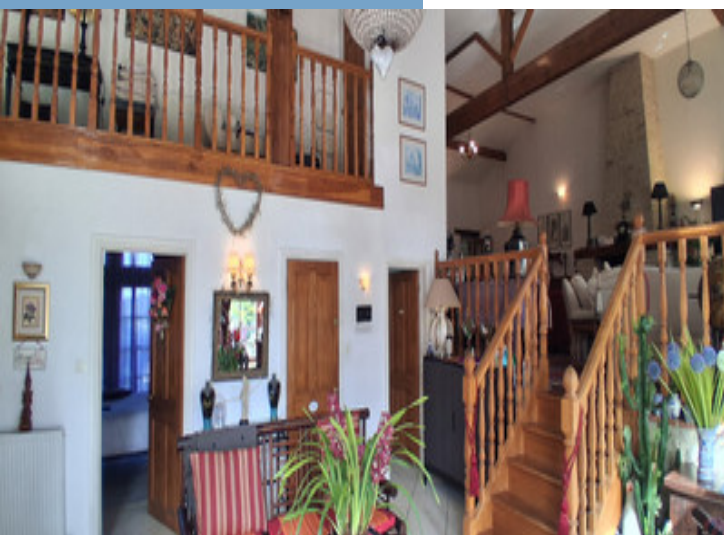




HISTORIC FRENCH RESIDENCE FOR SALE IN MEDIEVAL BAZOGES-EN-PAREDS WITH POTENTIAL TO CREATE A BED AND BREAKFAST

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 m ²
LAND	1726 m ²
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
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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

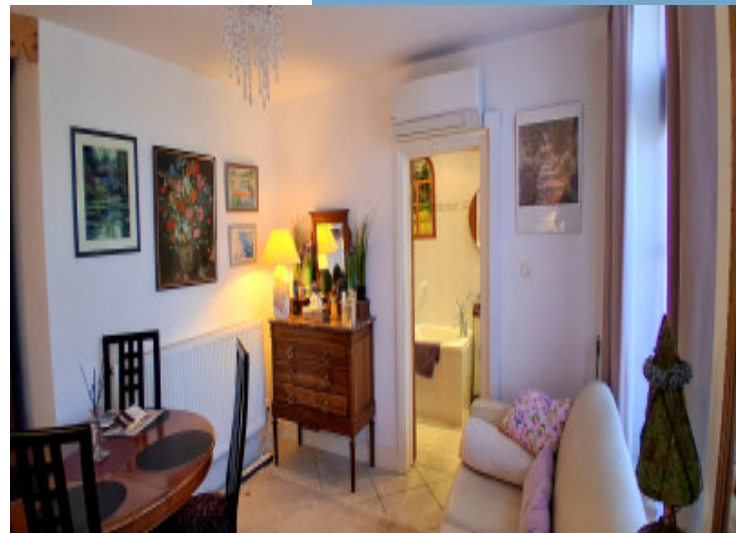
DESCRIPTION

Charming and full of character, this home offers 4 bedrooms, flexible living areas, an annexe, and a 1,790 m² garden with space for a pool. Ground floor: sunken lounge with cathedral ceiling, two double bedrooms with en-suites, office, cloakroom, and storage. Upper floor: master bedroom (24 m²) with dressing room (12 m²) and en-suite, fourth bedroom (22 m²) with en-suite, galleried balcony, and light-filled lounge/dining area (47 m²) with balcony. Fully fitted kitchen (25 m²) opens onto a sun terrace. Annexe includes sitting room, kitchen, shower room, and spiral staircase to 28 m² bedroom. Parking for six vehicles. Conveniently located between Chantonnay and La Chataigneraie, near Donjon Castle, Puy du Fou, and Marais Poitevin.

Approximate measurements: Ground Floor – Entrance 23 m², Living 47 m², Bedroom 1 16 m², Shower 3 m², Bedroom 2 22 m², Bathroom 5 m², WC 2 m², Office 7 m², Kitchen 30 m²; First Floor – Landing 8 m², Bedroom 3 17 m², Bathroom 5 m², Dressing 11 m², Bedroom 4 11 m², Bathroom 5 m²

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

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

COMPLETE FILE AND PHOTO ON REQUEST

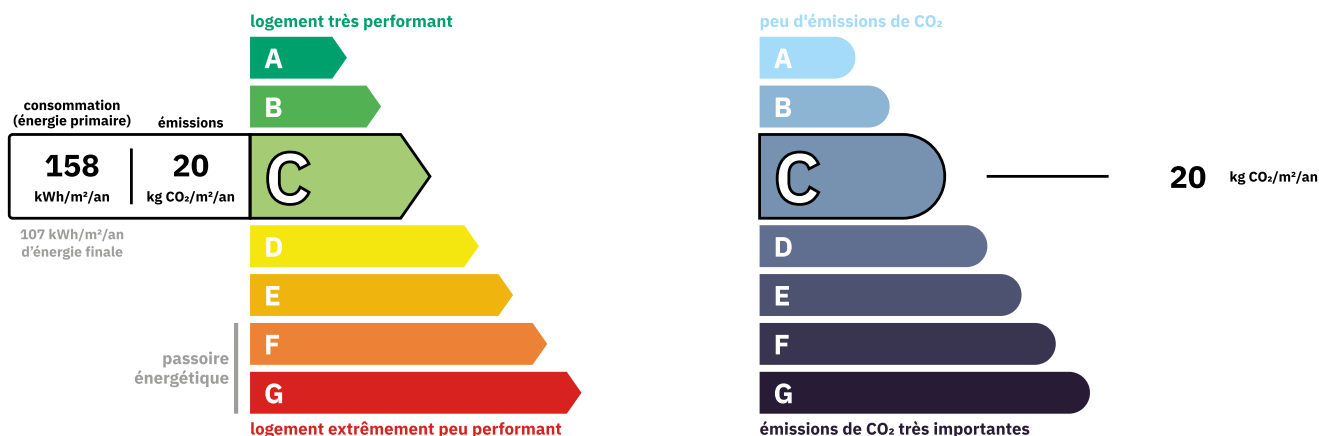
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HISTORIC FRENCH RESIDENCE
FOR SALE IN MEDIEVAL
BAZOGES-EN-PAREDS WITH
POTENTIAL TO CREATE A BEAUTIFUL
AND ...

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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