

Loire Valley Manor House with 21 hectares, Pool, Outbuildings & Significant Potential.



INFORMATION

Town:	Erdre-en-Anjou
Department:	Maine-et-Loire
Bed:	8
Bath:	6
Floor:	500 m2
Plot Size:	210000 m2



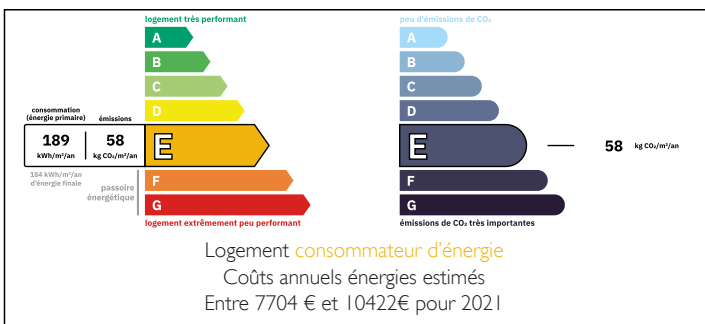
IN BRIEF

****UNDER OFFER**** Set in the heart of rural Anjou, Maine-et-Loire (49), this impressive manor house is surrounded by 21 hectares of rolling pasture and open countryside, offering privacy, scale and long-term potential. The land provides a rare sense of freedom and space, with established paddocks and lovely views.

The spacious house features elegant reception rooms with period character and seven bedrooms, including a suite with independent access, ideal for extended family, guests or possible income. While comfortable, it would benefit from modernisation, offering clear scope to enhance value and create a truly distinctive Loire Valley home.

Mature gardens and a swimming pool complete the peaceful setting. Two large outbuildings are also included and require full renovation, presenting significant development potential. The property is

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Main house:

On the ground floor:

Entrance hall [17.6m²] leading to: On one side; corridor leading to office with double patio doors [17m²] and large reception room [59m²], with period fireplaces. On the other side; salon [42m²], cloakroom with fitted storage, WC, double basins [3 + 4m²]; dining room with feature fireplace [40m²]; Kitchen [36m²]; utility room [19m²]; garden utility room with WC, basin and storage; door to the garden; back staircase with built-in storage.

Lovely solid wooden staircase leads to -

The first floor: Large landing [11m²]; Master bedroom [25m²] with adjoining dressing room [6.6m²] and shower room [13.2m²]; Bedroom 2 [25m²]; WC [2.2m²]; Bathroom [6.4m²]; Bedroom 3 [20m²] with shower room [6.2m²]; WC [2.7m²]; Bedroom 4 [14m²] with bathroom [6.1m²]; Large landing [17m²] with the back staircase; steps to: Bedroom 5 [15.2m²]; Bedroom 6 [4.4m²]; Corridor to an independent Bedroom 7 [23m²] and shower room [6.3m²], both with access also from external stairs.

Both staircases lead to the attic which is suitable for conversion in to further accommodation. The property is heated by an oil-fired boiler and is on the mains drainage. The windows throughout are double glazed.

Outside: The grounds are lawned and landscaped garden with mature trees and a gravelled parking inside the front gates. The property is enclosed by stone walls and fencing. There is a swimming pool and terrace overlooking the meadows and paddocks. To either side of the house are two large barns, approximately 200m² each, both require...

LOCAL TAXES

Taxe habitation:

EUR

NOTES