

Stunning Manor house with converted outbuildings, an active B&B / gite business on the Loire à Vélo route



## INFORMATION

Town:	Huismes
Department:	Indre-et-Loire
Bed:	14
Bath:	9
Floor:	730 m <sup>2</sup>
Plot Size:	4500 m <sup>2</sup>



## IN BRIEF

If the idea of running a boutique B&B business appeals, look no further!

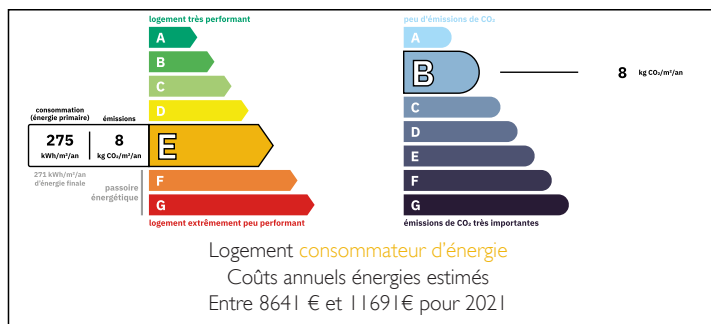
With a combination of seven profitable letting rooms and self-catering suites, retaining the Manor for the privacy of the owners, this property allows you to live the dream and enjoy the French countryside lifestyle all in one!

The property would also be ideal for a family or private homeowner who likes to be able to host their own guests frequently, and give them their own space.

Located about an hour from three cities (Tours, Angers and Poitiers) it's a great spot for welcoming clients looking for a restful weekend break punctuated with local wines, relaxing bike rides and so much more...

For visitors from further afield, the ferry port at Caen is a three hour drive, as is Paris, and the current owners welcome many Dutch holiday

## ENERGY - DPE



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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

Entrance to the property by large gates into a courtyard laid out as a formal French knot garden surrounded by buildings in a U shape.

To the right, there is a barn converted into a multi-purpose space (50m<sup>2</sup>) with WC.

In the continuity of this wing there is a garage where the boiler and pellets are housed, above that an attic suitable for further development. Continuing along this wing are two B&B suites of 35m<sup>2</sup> and 47m<sup>2</sup>, each have their own bathroom. Beyond these is a laundry storage room (7m<sup>2</sup>), and a further multi-purpose space currently used as a music room, measuring 35m<sup>2</sup>.

To the left of the entrance is a wing given entirely to accommodation : two cottages or gîtes, (60m<sup>2</sup> and 83m<sup>2</sup>) each with their own kitchens and bathrooms, each with one bedroom and one sofa bed. One is the old hunting lodge of the Manor and has a large reception space.

There are also two bed and breakfast suites in this wing. One is a classic double with ensuite (20m<sup>2</sup>). The other is a family suite combining the classic double bedroom with ornate fireplace, two single bedrooms, and a bathroom (65m<sup>2</sup>).

The Manor House offers a variety of potentiel uses whether kept as a family home or opened up to further accommodation.

On the ground floor there is a large and welcoming entrance hall open to the stairwell (15m<sup>2</sup>). To the right is a formal sitting room of about 40m<sup>2</sup> with views to both gardens, front and...

## LOCAL TAXES

Taxe foncière: 3155 EUR

Taxe habitation: EUR

## NOTES