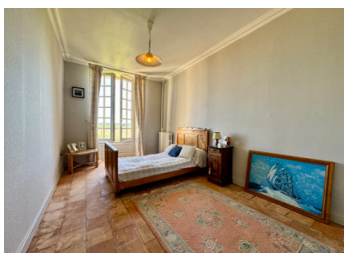


Elegant wing of a château in Anjou with garden, extensive outbuildings – Loire Valley near Saumur and Angers.



## INFORMATION

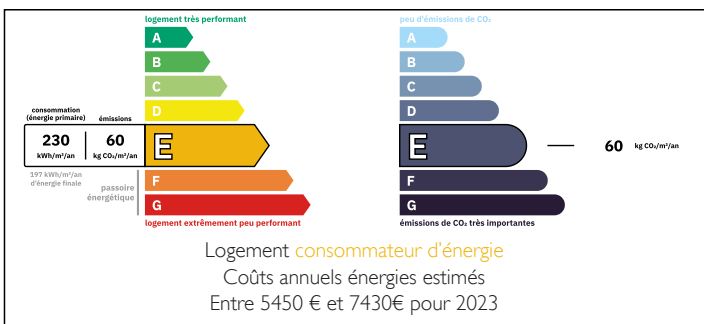
Town:	Les Bois d'Anjou
Department:	Maine-et-Loire
Bed:	5
Bath:	2
Floor:	200 m <sup>2</sup>
Plot Size:	5000 m <sup>2</sup>



## IN BRIEF

\*\* Under Offer \*\* A rare opportunity to own a self-contained wing of a historic 1731 château in the heart of Anjou, north of the Loire. Originally a grand estate, this portion has been carefully maintained and offers all the charm of a classic French château — terracotta 'tomette' floors, wooden panelling, fireplaces, and exposed beams — in a more manageable size. Four bedrooms, partially renovated attic, and extensive outbuildings provide scope for holiday rentals, gîtes, or artisan projects. Landscaped gardens, orchard and vegetable plot complete the property. Just 12 km from Baugé-en-Anjou, this is an ideal Loire Valley retreat - a holiday home, rental investment, or permanent residence.

## 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

Dating from 1731, this imposing property represents one half of an original grand chateau, offering the charm and grandeur of historic Anjou architecture without the scale of a full estate. With period features throughout — including terracotta 'tomette' floors, wood panelling, fireplaces, and exposed beams — the property provides an authentic French experience in a more manageable home. This charming country property offers immediate comfort while presenting exciting opportunities to enhance and personalise the home further.

Accommodation – Main House

Ground Floor: Spacious fitted kitchen / dining room, back kitchen/laundry, large shower room with WC (possibility to convert into a ground-floor bedroom with en-suite), corridor to office/study, and grand salon with wood panelling and fireplace.

First Floor: Bedroom I with terracotta floor; master bedroom with side room and bathroom; adjacent unrenovated room could serve as dressing room.

Second Floor: Two bedrooms, both with terracotta floors; WC with basin.

Third Floor / Attic: Partially renovated attic rooms ready for decoration; plumbing and electrical already installed, ideal for a guest suite or additional bedroom.

Key Features & Amenities

Terracotta 'tomette' floors throughout most rooms

Wooden staircases and exposed beams

Oil-fired central heating

High-speed internet connection

Mix of renovated and partially renovated rooms for personalization

Outbuildings & Potential

Extensive outbuildings include a large open-sided barn (20 x 7.5 m), hangar, cart sheds, small dwelling, workshop cottage, and barns — perfect for gîtes, chambres d'hôtes, events, or artisan projects.

Gardens & Grounds

The property includes well-established gardens, lawns, an orchard, and vegetable plot, with front and rear courtyards providing separate access and parking...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES