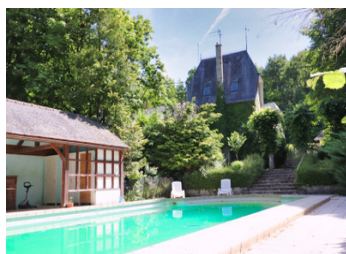


Manor house with function room, pool and beautiful park.



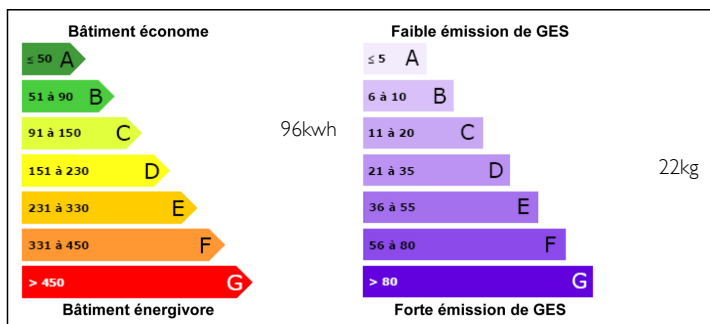
## INFORMATION

Town:	Vaas
Department:	Sarthe
Bed:	9
Bath:	6
Floor:	600 m2
Plot Size:	14576 m2

## IN BRIEF

Gorgeous character property in beautiful setting, offering opportunity to continue running as a B&B or other hospitality business. The main house has 2 separate sitting/dining rooms and 5 en-suite bedrooms, and the annexed building boasts a large split-level function room (opening onto the garden) and 4 further bedrooms with family bathroom. The pool area has been beautifully designed and offers an oasis of peace. 3 km to Vaas, an attractive village on the Loir with all amenities including mainline railway station. This property is ideally situated for guests visiting the famous 24 Hour Le Mans racetrack, and also all the attractions of the beautiful Loire valley. Tours airport 54 km with low-cost flights to the UK, and easy access to the ferry ports.

## 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.



## LOCAL TAXES

Taxe foncière: 2115 EUR

## NOTES

## DESCRIPTION

I love the grandeur of this property, with its walled garden and beautifully landscaped grounds. It is a period house with high ceilings and light, spacious rooms. Some of the windows have been replaced with double glazing, there is oil-fuelled central heating throughout and fireplaces in 2 of the reception rooms. The house is in a good state of repair, with just minor redecorating required.

### GROUND FLOOR

Large light entrance hall with staircase and tiled floor. To the right is the owner's sitting room with fireplace and large archway to dining room (42 m2). To the left is the large guest dining room opening into sitting room with fireplace (73 m2). Straight ahead leads to guest cloakrooms.

A door from the guest dining room leads to a rear hall, with doors to kitchen (65 m2), utility room (27 m2) and the function rooms (90 m2 and 45 m2).

### FIRST FLOOR

Staircase from entrance hall leads up to landing, with 2 bedrooms to the left, and corridor with 2 further bedrooms to the right. At the end of the corridor there is a staircase up to one more bedroom. All bedrooms have en-suite bath or shower rooms.

A feature wooden staircase leads up from the function room to a large mezzanine, with 4 bedrooms and a bathroom.

### OUTSIDE

Extensive grounds, with formal walled front garden, steps down to paved pool area with changing room, pool house and covered entertainment area. Large garage/workshop, secluded cottage with bedroom and bathroom, landscaped parkland, with rectangular, stream-fed...