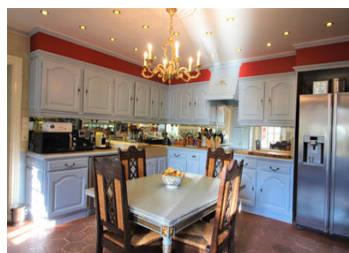


Maison de maître with two independent gites and 10 acres of land close to Chateau du Loir



INFORMATION

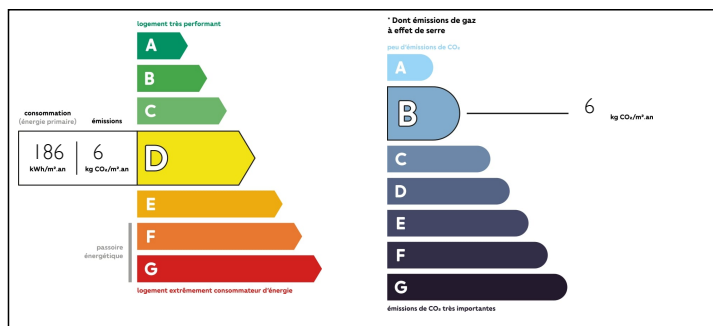
Town:	Dissay-sous-Courcillon
Department:	Sarthe
Bed:	7
Bath:	5
Floor:	329 m2
Plot Size:	42579 m2



IN BRIEF

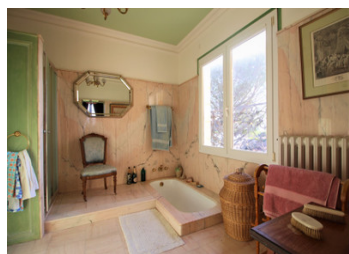
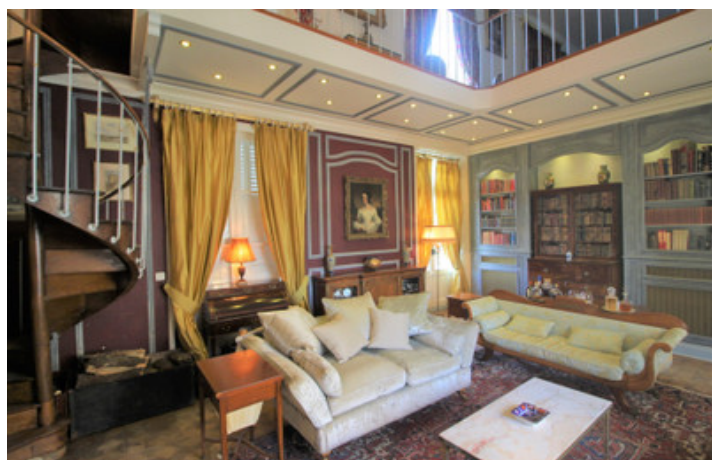
Fully renovated classical maison de maitre style property with separate detached gites that form part of the gite business set around a stunning in-ground pool. 10 acres of land ideal for horses or a small holding close to local villages and the charming town of Chateau du Loir

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: 2100 EUR

NOTES

DESCRIPTION

A beautifully presented ensemble comprising a uniquely restyled maison de maître with its spectacular salon and tower centrepiece providing comfortable owner's accommodation, as well as two independent cottages, which might be used for a successful gîte business.

The main house benefits from the previous owner's considerable investment in a Le Masson geothermic heating system.

- + Entrance hall with cloakroom/store
- + Fully fitted kitchen/dining area
- + Formal dining room with impressive ceiling rose
- + Salon with solid oak parquet flooring in 18th century chateau style, large fireplace, electronic blind
- + Bedroom 1 with en suite Portuguese marble bath & shower room
- + Bedrooms 2 & 3, both with en suite shower rooms
- + Conservatory with a large jacuzzi spa
- + Study
- + Wine Cellar

Above the salon, via a wooden spiral staircase, is the master suite with large Portuguese marbled bathroom and galleried seating area. A French window gives onto a balcony with views across the Loir valley.

The swimming pool is built in the style of a ship, with wooden decking and figurehead shower. It is lined with glass mosaic tiles and has an all-season cover.

The park has many specimen trees and part of it benefits from a Rainbird Sprinkler watering system.

The water supply to main house and guesthouse is pumped from a private spring 40m underground situated next to the large barn.

The first guest lodge has an entrance hall, modern