

Superb château on 15 hectares of parkland and woods with 2 gîtes, swimming pool and walled garden.



INFORMATION

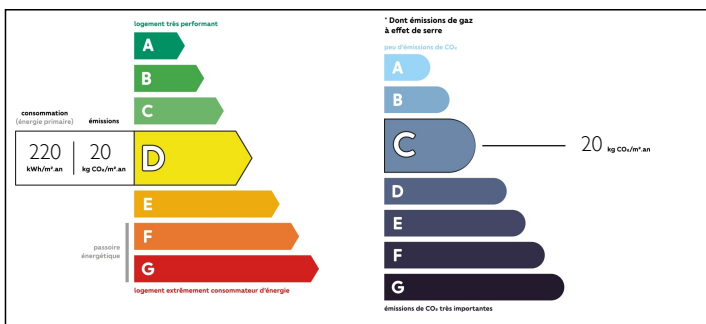
Town:	Les Hauts-d'Anjou
Department:	Maine-et-Loire
Bed:	23
Bath:	13
Floor:	1225 m2
Plot Size:	150000 m2

IN BRIEF

This exceptional estate offers countryside peace and tranquility, just a short hop from the vibrant city of Angers and main transport links to Paris and UK. It would be ideally suited to wedding venue business, B&B and/or gîte operation with plenty of space and privacy to be a beautiful home at the same time. The chateau is in excellent condition, with superb period features, tall ceilings and it's beautifully maintained, both inside and out. It features 15 bedrooms, 10 bathrooms and 4 reception rooms in the chateau, with an apartment on the garden level, plus two 3-bedroom gîtes in a lovely former stable block. The grounds are impressive - private woods for walking or riding, a vast walled potager garden and lovely meadows. There's a heated pool too. This special place offers the chateau lifestyle with no renovation required.



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.



LOCAL TAXES

Taxe foncière: 4500 EUR

NOTES

DESCRIPTION

This impressive chateau is ideally located in idyllic countryside North of Angers, a peaceful yet convenient position just 4 km from a charming town with all the main services and shops. The location is close to motorway and rail links to the major towns and business areas of Paris, the Mans, Angers and Nantes. The ferry port at Caen is just 2 1/2 hours away.

Ground floor: An impressive entrance hall (70m²) with marble columns. The beautifully proportioned rooms on this floor are full of original features: marble fireplaces, antique parquet flooring, wood panelling and moulded ceilings - all in excellent condition. Salon (45m²), Dining Room (42m²), Music Room (19m²), Kitchen (24m²), East Sitting Room (19m²), Gallery (24m²), Bedroom (25m²), Office (8m²); one bathroom.

From the ground floor, a beautiful solid wood staircase leads to a large landing which features at one end a library with a reading corner. Library corner (24m²), Bedrooms (58m², 40m², 33m², 26m², 25m², 8m²), Dressing Room (4m²); five bathrooms.

The second floor comprises six bedrooms, a suite and a convertible attic. Bedrooms (54m², 45m², 26m², 19m², 19m², 8m²), Dressing Room (19m²), WC, Attic (43m²); two bathrooms.

The garden level is currently used as the owner's apartment - it comprises: a vast living room with open-plan kitchen (64m²), four bedrooms (19m², 18m², 16m², 13m²), two bathrooms (4m², 4m²), boiler room (19m²), an office (10m²), workshop (19m²) and laundry room (4m²).

In the grounds - former stable block converted into two gîtes (113m² and 110m²),...