

Impressive Maison de Maitre style property with extensive outbuildings in the centre of Segré



INFORMATION

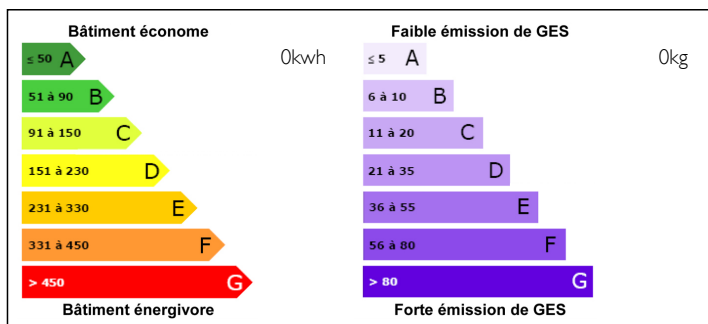
Town:	SEGRE
Department:	Maine et Loire
Bed:	8
Bath:	8
Floor:	325 m2
Plot Size:	2323 m2



IN BRIEF

Very elegant property in the centre of Segré on the site of an ancient Chateau overlooking the heart of the town and the rivers beyond. Currently with 7+ bedrooms this provides an ideal opportunity to establish a Chambres d'Hotes and with the dependences perhaps an additional couple of gites.

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: **2168 EUR**

NOTES

DESCRIPTION

Steeped in history and with its peace and tranquility it is hard to believe that this property is located right in the heart of the town of Segré with ancient stairs to the ramparts overlooking the very centre of the town.

The main house of more than 325m² living space comprises:

GROUND FLOOR

° Entrance Hall with original tiled floors, high ceilings and large double doors leading to the rooms either side.

° Lounge (approx 16m²) with original coving and large double window overlooking the front entrance and garden complete with ornate fireplace.

° Office area or downstairs bedroom (approx 12m²) overlooking the rear garden

° Large room (once the main office area) of approx 36m² to the side of the house, accessed through the bureau. This having its own external access could be re-configured to be either a separate downstairs apartment or an additional living room.

Located on the other side of the hallway is:

° Fitted kitchen (approx 14m²), whilst fully functional is a little dated and possibly in need of refurbishment. To the side of this is a small hallway used previously by the servants with external access to the side of the house.

° Dining room (approx 18m²) again with high ceilings and plenty of natural light from the large windows

The main stairs leading from the hallway go up to the first floor landing;

FIRST FLOOR

Here are located 5 bedrooms each with an ensuite toilet and hand basin with additional bathroom and shower room

SECOND FLOOR