

UNDER OFFER - Loire Valley Manor House with 21 hectares, Pool, Outbuildings & Significant Potential.



INFORMATION

Town:	Erdre-en-Anjou
Department:	Maine-et-Loire
Bed:	8
Bath:	6
Floor:	500 m2
Plot Size:	210000 m2

IN BRIEF

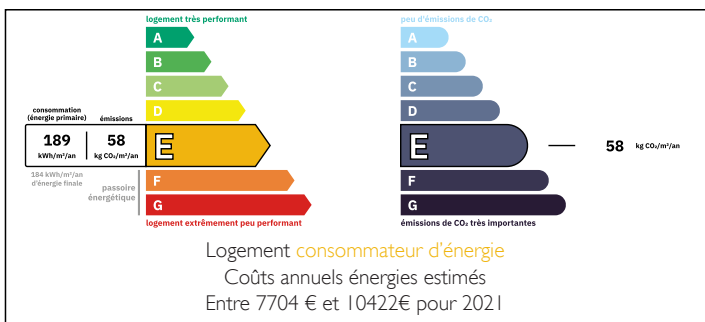
****UNDER OFFER**** Set in the heart of rural Anjou, Maine-et-Loire (49), this impressive manor house is surrounded by 21 hectares of rolling pasture and open countryside, offering privacy, scale and long-term potential. The land provides a rare sense of freedom and space, with established paddocks and lovely views.

The spacious house features elegant reception rooms with period character and seven bedrooms, including a suite with independent access, ideal for extended family, guests or possible income. While comfortable, it would benefit from modernisation, offering clear scope to enhance value and create a truly distinctive Loire Valley home.

Mature gardens and a swimming pool complete the peaceful setting. Two large outbuildings are also included and require full renovation, presenting significant development potential. The property is



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.



DESCRIPTION

Main house:

On the ground floor:

Entrance hall [17.6m²] leading to: On one side; corridor leading to office with double patio doors [17m²] and large reception room [59m²], with period fireplaces. On the other side; salon [42m²], cloakroom with fitted storage, WC, double basins [3 + 4m²]; dining room with feature fireplace [40m²]; Kitchen [36m²]; utility room [19m²]; garden utility room with WC, basin and storage; door to the garden; back staircase with built-in storage.

Lovely solid wooden staircase leads to -

The first floor: Large landing [11m²]; Master bedroom [25m²] with adjoining dressing room [6.6m²] and shower room [13.2m²]; Bedroom 2 [25m²]; WC [2.2m²]; Bathroom [6.4m²]; Bedroom 3 [20m²] with shower room [6.2m²]; WC [2.7m²]; Bedroom 4 [14m²] with bathroom [6.1m²]; Large landing [17m²] with the back staircase; steps to: Bedroom 5 [15.2m²]; Bedroom 6 [4.4m²]; Corridor to an independent Bedroom 7 [23m²] and shower room [6.3m²], both with access also from external stairs.

Both staircases lead to the attic which is suitable for conversion in to further accommodation. The property is heated by an oil-fired boiler and is on the mains drainage. The windows throughout are double glazed.

Outside: The grounds are lawned and landscaped garden with mature trees and a gravelled parking inside the front gates. The property is enclosed by stone walls and fencing. There is a swimming pool and terrace overlooking the meadows and paddocks. To either side of the house are two large barns, approximately 200m² each, both require...

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