LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38994MNL49 Price: 886 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (840 000 EUR without fees)

** Under Offer ** Superb manor house and successful B&B with pool, gîte, owners apartment and function rooms.















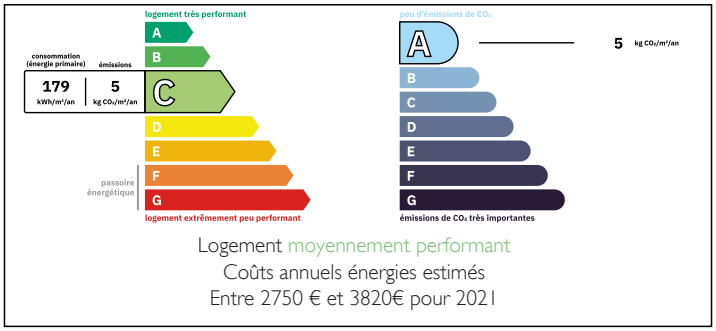
INFORMATION

Town:	Mûrs-Erigné
Department:	Maine-et-Loire
Bed:	6
Bath:	6
Floor:	434 m2
Plot Size:	8278 m2

IN BRIEF

Beautifully restored and impeccably presented, this elegant manor house offers a rare turnkey lifestyle and hospitality opportunity in the heart of the Loire Valley. Combining spacious private owners' accommodation with four luxurious guest suites, a self-contained one-bedroom gîte and a stunning converted barn with bar and reception space, the property is perfectly suited to chambres d'hôtes, events, intimate weddings or private functions. Landscaped gardens surround the swimming pool, while a private terrace, paddock and orchard provide a peaceful retreat away from guests. Thoughtfully renovated throughout, the property is ready to move into and operate immediately, with the added benefit of energy performance rarely found in a period home. Set in attractive countryside just minutes from the A87, it offers excellent access to Angers, Nantes, Saumur and the vineyards, châteaux and attractions of the Loire Valley.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2750 € et 3820€ pour 2021

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.

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NOTES

DESCRIPTION

Set in the heart of the Loire Valley, this beautifully restored manor house combines the timeless charm of a historic French home with the comfort, efficiency and practicality expected of a modern lifestyle business. Currently operating as a successful chambres d'hôtes and gîte, the property offers a rare turnkey opportunity to continue an established hospitality business, create a boutique events venue, or simply enjoy an exceptional private family home with generous guest accommodation.

One of the property's most remarkable features is its excellent energy performance. With a DPE rating of **C**, it offers an impressive level of efficiency that is rarely found in a period property of this character, allowing future owners to enjoy lower running costs without compromising on authenticity or comfort.

The owners' accommodation is entirely separate from the guest areas, creating an ideal balance between private family life and hospitality. To the rear of the manor, a secluded terrace, paddock and orchard provide a peaceful retreat away from guests, while the beautifully landscaped gardens surrounding the swimming pool create an inviting setting for visitors to relax and enjoy the tranquillity of the countryside.

Guest accommodation comprises four beautifully appointed suites, each individually designed to provide comfort and character, together with a fully self-contained one-bedroom gîte offering additional flexibility for holiday lets or extended family. Every room has been carefully restored and presented to an exceptional standard, allowing the business to continue immediately without the need for further investment.

A particular highlight of the property is...