

Elegant Country Manor with Parkland, Swimming Pool and River Access near Segré.



INFORMATION

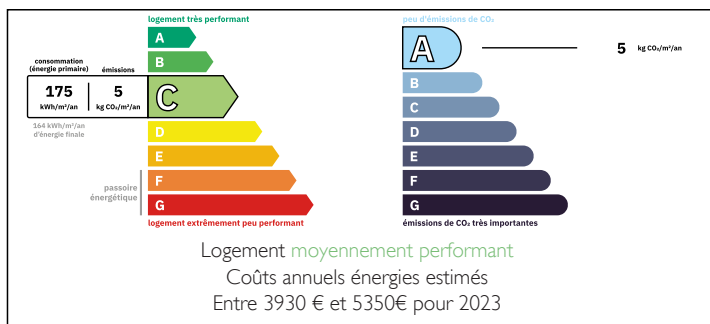
Town:	Ombrée d'Anjou
Department:	Maine-et-Loire
Bed:	5
Bath:	2
Floor:	518 m2
Plot Size:	238364 m2



IN BRIEF

Approached via a tree-lined driveway and set in peaceful countryside just outside Segré-en-Anjou Bleu, this elegant manor house sits in beautifully maintained grounds with gardens, woodland, paddock, potager and private access to the river. Renovated to a high standard and presented in excellent condition throughout (DPE C), the house offers generous reception rooms, five bedrooms, a stylish family bathroom and shower room, plus a fantastic top floor with a home cinema, games room, laundry and further rooms that could easily provide additional bedrooms, subject to creating a bathroom. Outside are a swimming pool and several immaculate outbuildings including garages, stores and the pellet boiler and pool plant room. The property also includes a separate house, currently rented, offering excellent renovation potential in the future. A rare opportunity to acquire a character home combining period charm, modern comfort and...

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

From the moment of turning in from the lane, this is one of those properties that immediately feels special. The manor sits at the heart of its own grounds, surrounded by mature trees, lawns and gardens, with a paddock, woodland, productive potager and private access down to the river. Although wonderfully private, it is only a few minutes from the lively market town of Segré-en-Anjou Bleu.

The house has been carefully renovated over the years and is presented in excellent condition throughout. Original features such as the wood panelling have been beautifully preserved and sit comfortably alongside modern bathrooms and an efficient pellet-fired heating system, resulting in an impressive DPE rating of C.

The ground floor is made for family life as much as entertaining, with a welcoming entrance hall leading to a series of elegant reception rooms, including a drawing room, sitting room and dining room. The kitchen is both attractive and practical, complemented by a generous pantry.

Upstairs, the first floor offers five comfortable bedrooms, some with their own dressing areas, together with a modern family bathroom and separate shower room.

The top floor is a real surprise. It is currently arranged as a home cinema and games room, making it an ideal space for children, teenagers or simply relaxing with friends. There is also a practical laundry room with sink, together with three additional rooms which are ready to be finished as further bedrooms, guest accommodation or perhaps a home office. The space would benefit...

LOCAL TAXES

Taxe foncière: 4027 EUR

NOTES