LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46987MNL49 Price: 1 250 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (1 190 000 EUR without fees)

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















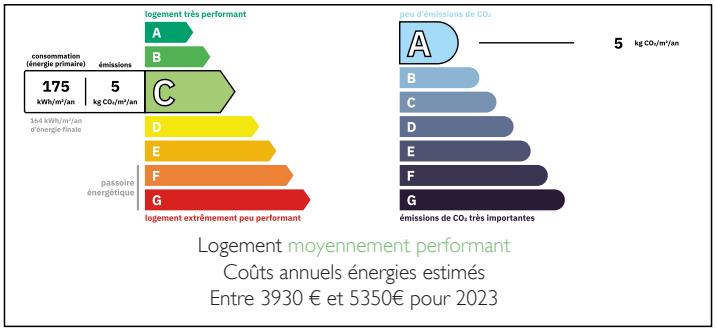
## INFORMATION

| | |
|---|---|
| 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




Logement moyennement performant
Coûts annuels énergies estimés
Entre 3930 € et 5350€ pour 2023

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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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **4027 EUR** |

## NOTES

# 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 [49m2] leading to a series of elegant reception rooms, including a billiard room [31m2] , sitting room [31m2]; dining room [23m2] and office [20m2]. The kitchen is both attractive and practical [18m2], complemented by a generous pantry [12m2].

Upstairs, the first floor has five spacious bedrooms, ranging from 19m² to 29m², with several having their own dressing areas. The 29m² principal bedroom is particularly generous, while a further 26m² bedroom has its own shower room. A modern family bathroom and separate shower room complete the floor.

The top floor is a real surprise. It is currently arranged as a home cinema and games room [34m2], making it an ideal space for children, teenagers or simply relaxing with friends....