LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48350MNL49 Price: 2 650 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (2 500 000 EUR without fees)

Historic Loire Château with Extensive Grounds, Outbuildings and Business Potential

INFORMATION

Town:	Ingrandes-Le-Fresne-sur-Loire
Department:	Maine-et-Loire
Bed:	17
Bath:	11
Floor:	1092 m2
Plot Size:	70000 m2

IN BRIEF

Set in 7 hectares of enclosed grounds overlooking the Loire, this substantial château dates from 1878 and offers an exceptional combination of private accommodation, extensive professional space and development potential. The château provides 21 rooms, including 15 bedrooms, arranged over three floors, with a lift and approximately 120m² of cellars. Two substantial adjoining buildings provide a further 1,368m² of offices, meeting rooms, conference and catering facilities, together with a staff apartment, garage and workshop. The grounds include mature trees, lawns, woodland, a large lake with an island and timber pavilion, a covered parking area and several outbuildings. Situated on the edge of a village with an SNCF connection to Angers, and within easy reach of Nantes, Paris, Le Mans and the north-western Channel ports, the property offers considerable scope for a private residence, business base, hospitality or events...

ENERGY - DPE

DPE blank.

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:	**12000 EUR**

NOTES

DESCRIPTION

This handsome 19th-century château enjoys an elevated position above the Loire, with the river stretching out below. Built in 1878 in carved tuffeau stone over a granite base, the property combines the character and proportions of a traditional Loire château with an unusually large amount of additional space. Restored by the current owners,, it offers the rare possibility of creating a truly personal country estate, while also providing extensive space for professional, creative or commercial activities.

The château offers approximately 1,000m² of accommodation over three principal floors, with a lift and around 120m² of cellars.
The impressive ground floor has 4.30m ceilings and includes a large entrance hall, reception room, library/music room, dining room, shower room and WC, together with a spacious fitted kitchen overlooking the park and a pantry. The reception rooms retain their parquet floors and marble fireplaces, creating elegant spaces for entertaining or simply enjoying family life.
The first floor has nine bedrooms, six with private shower rooms, two further WCs and a separate private apartment comprising a sitting room, shower room and large bedroom with marble fireplace and balcony overlooking the Loire.
Seven further bedrooms occupy the second floor, together with a WC, four bathrooms and a large children's games room.
With this amount of accommodation, a new owner could readily create a private family wing, guest accommodation, rooms for visiting friends or perhaps a dedicated area for artistic or creative pursuits.

Two substantial buildings provide approximately 1,368m² of additional space.
The first, approximately 386m², is immediately...