



## Stunning Historical Manor House



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 550,000

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Pays de la Loire
Stadt:	Bauge
Postleitzahl:	49150
Veröffentlicht:	19.11.2024

#### Beschreibung:

This Stunning Period Manor House has two large living rooms with fireplaces separated by vestibule and straight staircase of the period, large square rooms, dates from the 15th century as does the main fireplace.

The floor tiles on the ground floor and reused on the landing, seem to be related to the construction of a domain belonging to the nearby Abbey of Melinai.

One of the two extensions of the 18th century, in continuation, has been conserved to shelter the kitchen overlooking a terrace.

Aside from the views and surroundings, this elegant mansion has enjoyed a recent restoration of very high quality, respecting as best as possible the history of the place. The openings have been restored, fireplaces and beams restored, and all the old stones have been sand blasted and prepared.

Modern comfort has its place in the property and the decoration has been carried out very carefully, the property would be just as much to the daily life of a family as to that of a B&B Business.



And the project could be continued by rehabilitating an old outbuilding which was probable habitation of the farmer.

Some figures: 330 m<sup>2</sup> living space of which 5 bedrooms, on almost 6000 m<sup>2</sup> of trees and lawns, has 8 kms fromf Bauge and 270kms from Paris.

The prices quoted are inclusive of agency fees paid for by the seller.

The department of Maine-et-Loire is one of the five departments making up the Pays de la Loire region. The name of the department comes from the Maine and Loire rivers that meander through the area. Main towns are Angers, Cholet, Saumur, Segre, Chemille and Doue-la-Fontaine.

The Maine-et-Loire department is classified as a UNESCO World Heritage site and boasts many historical monuments, unspoiled nature trails and great landscapes. The Val de Loire offers rich historical and cultural heritage and is located between Angers and Tours.

The area of Maine-et-Loire benefits from a temperate ocean climate and there is an abundance of interesting places to visit. The Loire Valley is home to some of the most beautiful chateaux in France: Chateaux of Haute Guerche, Breze, Parney, Brissac, Martigne-Briand, Challain la Potherie or Montreuil Bellay are all worth visiting.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## **Allgemein**



Schlafzimmer: 5  
Badezimmer: 2  
Grundstücksgröße: 5800 m<sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX6.400.328

