



## Stunning Historical Manor House



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 550,000

### Location

Country: France  
State/Region/Province: Pays de la Loire  
City: Bauge  
ZIP code: 49150  
Posted: Nov 19, 2024

### Description:

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 Melinais.

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.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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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## **Common**

Bedrooms:

5



Bathrooms: 2  
Lot Size: 5800 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.400.328

