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Old presbytery with outbuildings and a garden in Maine et Loire

Les Hauts d'Anjou , Maine et Loire , Western Loire



€650,000

inc. of agency fees

12 Beds 7 Baths 590 sqm 1933 sqm

Former presbytery with outbuildings and a good size garden for sale in the heart of a village of Maine-et-Loire.

At a Glance

Reference	MFH-AVP843	Near to	Angers	Price	€650,000
Bed	12	Bath	7	Hab.Space	590 sqm
Land	1933 sqm	Pool	Yes	Land Tax	N/A

Property Description

This former presbytery, along with outbuildings and a garden, is available for sale in the heart of a charming village of Maine-et-Loire in the Loire Valley. The presbytery, built in the 17th century, has two levels and a convertible attic space. It is full of charm and character with many original features, and comprises eight

bedrooms, two grand reception rooms, an office, a kitchen, a shower room, and four bathrooms.

The presbytery offering a total of 590m² of habitable space is south exposed and features an elegant extension in one of its outbuildings. This extension includes a large, fully equipped dining kitchen, two attic bedrooms, a heated swimming pool, and a hammam with a shower and toilet.

Outside, the garden boasts an independent cottage with two bedrooms, a spacious reception room with an open kitchen, a mezzanine, a shower room, and a WC. Additionally, the property has a large open double garage at its entrance, which can accommodate your vehicles. Each building has its own access from the street.

Furthermore, the presbytery and its outbuildings are protected by a stone enclosure wall. This unique place has been successfully operated as a hotel relay. Although some work is needed, it is in good overall condition.

The property is located 30 minutes' drive from Angers and an hour and 15 minutes' drive from Nantes International Airport.

The Presbytery and Extension

The ground floor

- entrance hall with fireplace and original terracotta floors (14,8m²)
- hall leading to the stairs with original terracotta floors (8,5 m²)
- toilets (1,30 m²)
- reception room with French windows opening on the garden, terracotta floors and fireplace (40,18m²)
- dining room with terracotta floors , fireplace and French windows opening on the garden (39,19m²)
- office with terracotta floors (13,43m²)
- dining kitchen with bread oven (28,28m²)
- ensuite bedroom with Italian shower, wc, with French windows opening on the garden (24,49m²)
- second kitchen (used as a linen room) with terracotta floors (11,68m²)
- storeroom (5,18m²)
- laundry room (3,6 m²)
- boiler room (boiler, swimming pool filter) (10,58m²)
- swimming pool (7,5m/4m) heated, bay windows, shower (86,49m²)
- spa room with massage corner, wc, and hammam (13,25m²)

The first floor

- ensuite of 2 bedrooms(12,70m² and 12,34m²), reception room (13,61m²) and full bathroom (4,47m²)
- landing (6,02m²)

- ensuite bedroom with boudoir (25,02m²) with full bathroom (6,96m²)
- ensuite bedroom (19,10m²) with full bathroom (6,02m²)
- ensuite bedroom (13,9m²) with bathroom (4,91m²)
- bedroom (13,87m²)
- wc (2,10m²)
- in the attic space of the extension: 2 bedrooms (15,41 m² and 11,14m²) + bathroom with wc

THE LODGE

- reception room with open kitchen (57,4m²)
- 2 bedrooms (21m² and 11,44m²)
- bathroom with shower and wc (4,16m²)
- mezzanine (16,22m²)

OUTSIDE and GARDEN

- double open garage
- stone wall enclosing the property

Environment & Surroundings

Near to Shops? ✓

And Before You Ask

Exposure:	South
Condition:	Good general condition
Heating System:	Heat pump central heating
Reason for selling:	Familial reasons
Condition of Roof:	Recent
Drainage:	Connected to mains town system

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	12
Bathrooms	7
Price	€650,000

Key Information

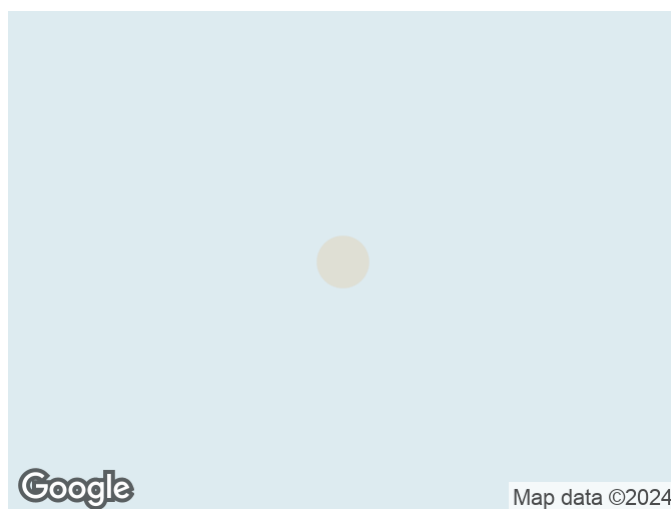
Year Built:	1600
Internal Area:	590 sqm
Land Area:	1933 sqm
Floor:	2
Number of Fireplaces:	4

Property Features:

- HIGH CEILINGS
- PERIOD FEATURES
- PEACEFUL
- SUNNY
- CHARM
- PRESBYTERY
- GARDEN
- SWIMMING POOL
- LODGE

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

Location: Western Loire



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