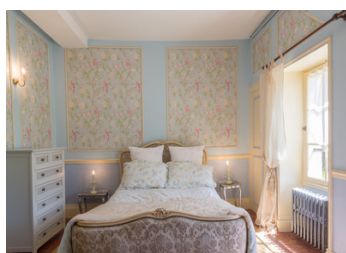


Unusual period chateau with large grounds including gite and a watermill to restore. Set in over 7 hectares.



INFORMATION

Town:	Linières-Bouton
Department:	Maine-et-Loire
Bed:	6
Bath:	6
Floor:	275 m2
Plot Size:	77568 m2

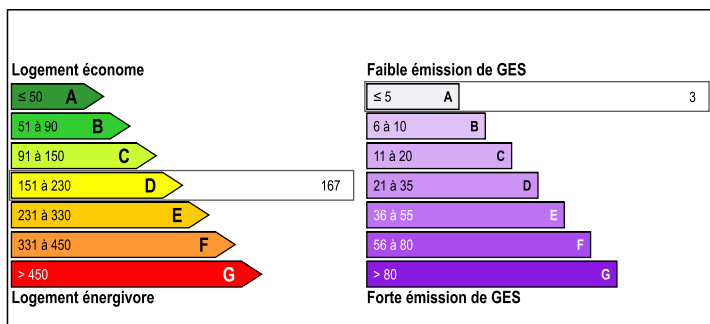


IN BRIEF

This property can be dated back to at least 1725 and some artifacts found in the grounds can date it back even further. It is approached by a gated driveway from the road and can be found nestling in amongst mature trees.

It is just 26km north of Saumur and is almost equi-distant between Tours and Angers east to west, which situates it in the heart of this magnificent area so very popular for tourism. The market town of Noyant is just 4kms away and provides most amenities. The airport at Tours is just an 50kms away and Caen is a 2 ½ hr drive. The TGV from Tours to Paris takes just 50 minutes. The area has good infrastructure and therefore provides fast and easy access to all major routes.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1960 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The present owners have worked hard to bring life back into this character building and have done so in a sympathetic way, with the separate gite having been totally renovated. The quality of the bedrooms and en-suite facilities easily compare with boutique hotel/B&B standard.

The Chateau comprises on the ground floor: an entrance hall approached from the lawn at the rear from which rises the stone staircase to the first floor. Leading off the hall is a downstairs toilet and a boiler room/laundry room housing a biomass wood boiler. Another hallway leading to the kitchen and then onto the dining room. This has its own fireplace and views through picture windows out onto the lawns.

On the first floor to the right of the stairs is a very large dining/living area with full length windows to the front and rear giving access to the terrace from which, to the views over the extensive grounds can be enjoyed. This floor also accommodates 3 bedrooms all with en-suite bathrooms. All the bedrooms are decorated to the highest standards. There is also a small area that's used as an office.

Second floor consists of two further bedrooms, a bathroom, a shower room and loft space.

Outside gives access to the cellar which has four rooms, Garage

The gite has its own separate entrance, fenced lawn area and faces away from the house ensuring privacy.

The ground floor is open plan, with a corner kitchen, enough space for...