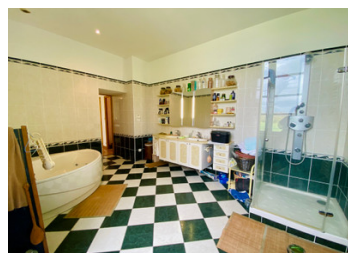


Handsome manor house set in the heart of a pretty village, with large outbuildings, 21ha paddocks and woods.



INFORMATION

Town:	Erdre-en-Anjou
Department:	Maine-et-Loire
Bed:	8
Bath:	6
Floor:	500 m2
Plot Size:	210000 m2



IN BRIEF

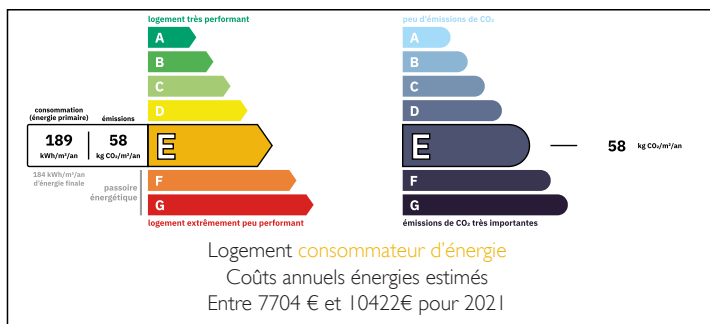
Discover the perfect country retreat in the enchanting Loire Valley—a haven for horse lovers and those seeking tranquil village life. This magnificent manor house, on the edge of Gené, offers lovely views over rolling meadows and lush countryside.

Set on hectares of meadows, this spacious home blends period charm with modern comfort. The reception rooms are grand and inviting, ideal for a large family or hosting guests. With 7 bedrooms, including a suite with independent access, there's ample space for everyone.

The property boasts well-maintained paddocks, perfect for keeping animals, with shelters and water. The mature garden and swimming pool provide serene spots for relaxation. Two large barns offer versatile potential for storage, an artisan business, or stables.

Located a short drive from Le Lion d'Angers, this idyllic country estate offers peaceful rural living with

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 habitation: EUR

NOTES

DESCRIPTION

Main house:

On the ground floor:

Entrance hall [17.6m²] leading to: On one side; corridor leading to office with double patio doors [17m²] and large reception room [59m²], with period fireplaces. On the other side; salon [42m²], cloakroom with fitted storage, WC, double basins [3 + 4m²]; dining room with feature fireplace [40m²]; Kitchen [36m²]; utility room [19m²]; garden utility room with WC, basin and storage; door to the garden; back staircase with built-in storage.

Lovely solid wooden staircase leads to -

The first floor: Large landing [11m²]; Master bedroom [25m²] with adjoining dressing room [6.6m²] and shower room [13.2m²]; Bedroom 2 [25m²]; WC [2.2m²]; Bathroom [6.4m²]; Bedroom 3 [20m²] with shower room [6.2m²]; WC [2.7m²]; Bedroom 4 [14m²] with bathroom [6.1m²]; Large landing [17m²] with the back staircase; steps to: Bedroom 5 [15.2m²]; Bedroom 6 [4.4m²]; Corridor to an independent Bedroom 7 [23m²] and shower room [6.3m²], both with access also from external stairs.

Both staircases lead to the attic which is suitable for conversion in to further accommodation. The property is heated by an oil-fired boiler and is on the mains drainage. The windows throughout are double glazed.

Outside: The grounds are lawned and landscaped garden with mature trees and a gravelled parking inside the front gates. The property is enclosed by stone walls and fencing. There is a swimming pool and terrace overlooking the meadows and paddocks. To either side of the house are two large barns, approximately 200m² each, both require...