

Stunning Manoir with five beautiful guest cottages and pool in the Loire Valley.



EXCLUSIVE

## INFORMATION

Town:	Saint-Macaire-du-Bois
Department:	Maine-et-Loire
Bed:	9
Bath:	8
Floor:	595 m2
Plot Size:	3747 m2

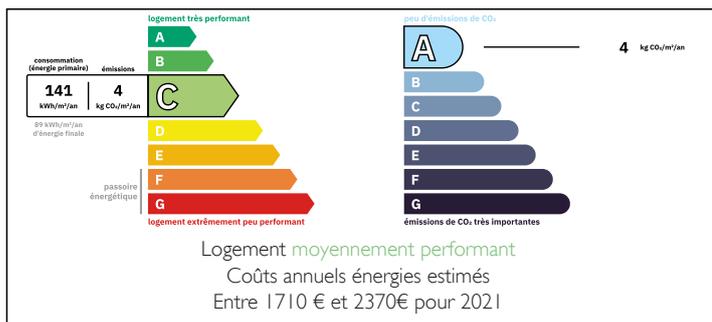


## IN BRIEF

Set in the heart of the Loire Valley, just minutes from Saumur, this elegant manoir estate offers a rare combination of charm, privacy, and opportunity. Enclosed within its own walled park, the beautifully appointed main house features light-filled reception rooms, high ceilings, and classic period details, creating an atmosphere of timeless French refinement.

Complemented by five independent guest cottages, a heated swimming pool, and tranquil gardens, the property is perfectly suited to a boutique hospitality venture or an exclusive countryside retreat. Ideally located near renowned landmarks such as the Château de Saumur and Fontevraud Abbey, it captures the very essence of refined Loire Valley living.

## 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.



## DESCRIPTION

The manor house comprises;

### Ground Floor

- Entrance Hall (12m<sup>2</sup>) with tiled floor and beautiful wooden staircase
- Sitting Room (30m<sup>2</sup>) with beautiful marble fireplace, tiled floor, ceiling height of 3.30m,, air conditioning and doors to terrace
- Dining Room (30m<sup>2</sup>) with lovely parquet floor, high ceilings (3.34m), doors to terrace, open fireplace and wood paneling
- Kitchen (33m<sup>2</sup>) fully fitted with large island unit, tiled floor, beams, stone fireplace with wood burner, door to courtyard and doors to terrace.
- Office (15m<sup>2</sup>)
- Utility Room (10m<sup>2</sup>)
- WC

### First Floor

- Landing
- Bedroom (28m<sup>2</sup>) with double aspect windows, marble fireplace, beautiful panelled ceiling (3m high)
- Bedroom (14m<sup>2</sup>) with marble fireplace, wood floor, high ceiling (3m)
- Bathroom with corner bath and shower, double vanity unit, WC, wood floor
- Large walk in linen cupboard (4m<sup>2</sup>) with window to garden

### Second Floor

- Landing (10m<sup>2</sup>)
- Bedroom (14m<sup>2</sup>) with en suite shower room and walk in wardrobe
- Bedroom (19m<sup>2</sup>) with en suite shower room and walk in wardrobe

### Guest Cottages / Gites

- Lavender Cottage with open plan kitchen, dining and seating area bedroom and shower room, enclosed garden and separate entry
- Basil, Thyme and Sage Cottages in the converted stables. Each one with open plan kitchen, dining and

## LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

## NOTES