

Unique 10-Bedroom Presbytery with Indoor Pool, Hauts d'Anjou



INFORMATION

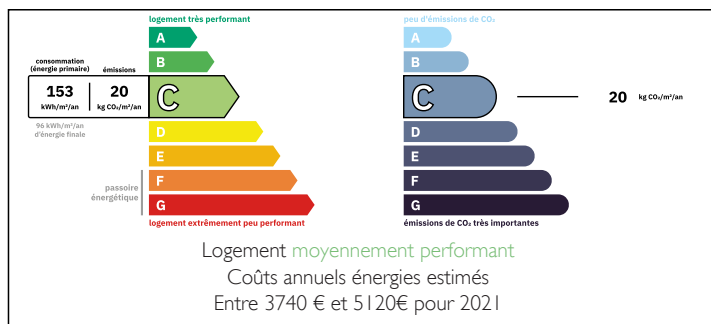
Town:	Les Hauts-d'Anjou
Department:	Maine-et-Loire
Bed:	10
Bath:	0
Floor:	477 m2
Plot Size:	1993 m2

IN BRIEF

Exquisite former presbytery in Hauts d'Anjou, offering manorial grandeur & modern luxury. Spanning 477 sqm, this exceptional 10-bedroom residence boasts vast staterooms, an indoor pool & hammam. Energy efficient (DPE C), with carport & set on 1700 sqm. Ideally located 7km from Châteauneuf-sur-Sarthe, 20 mins to Sablé & Château-Gontier. A rare opportunity for an exclusive lifestyle in a sought-after region.

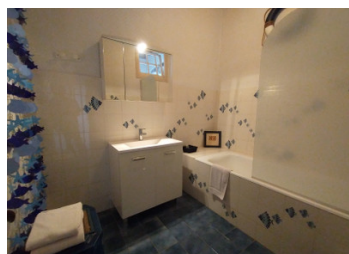


ENERGY - DPE



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

An Exceptional Presbytery Residence of Manorial Grandeur in Hauts d'Anjou

Discover an extraordinary property in the heart of Hauts d'Anjou: a former presbytery that seamlessly blends historic charm with modern luxury and impressive scale. This unique residence, boasting 477 m² of living space and set on a generous 1700 m² plot, presents a rare opportunity to acquire an exclusive home in a sought-after location.

Grandeur and Space - Detailed Layout:

Step inside and be captivated by the sheer volume and thoughtfully designed layout of this exceptional home.

The ground floor, featuring warm terracotta floors throughout, unfolds as follows:

Welcoming Entry Hall (14.8 m²): A gracious entry with a fireplace sets a tone of historic elegance.

Interior Hall and Stairway (8.5 m²): Connecting the levels with a central staircase.

Magnificent Reception Room (40.18 m²): A vast and impressive space for formal gatherings.

Elegant Dining & Sitting Room (39 m²): A combined space with a fireplace, perfect for both formal dining and relaxed living.

Dedicated Office (13.43 m²): A private space for work or study.

Large Modern Kitchen (28.28 m²): A chef's dream, offering contemporary amenities within a historic setting.

Ground Floor Suite: Conveniently located, featuring a bedroom (13.17 m²) and ensuite bathroom (5.56 m²).

Charming Older Kitchen (11.68 m²): Offering additional functionality and character.

Indoor Pool and Hammam Complex (approx. 100 m² total): A dedicated wing housing a spacious pool room (86.49 m²) with a heated pool (approx. 4x8 m²) and shower, leading to an attached hammam (13.25 m²) with hydromassage, sink, and WC.