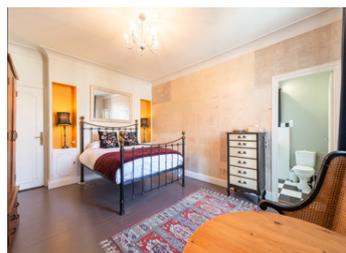


Elegant 8 bedroom maison de maître with walled garden, pool and income potential in centre of a château town



INFORMATION

Town:	Le Lude
Department:	Sarthe
Bed:	8
Bath:	8
Floor:	384 m ²
Plot Size:	837 m ²



IN BRIEF

This elegant 8 bedroom maison de maître sits in the centre of Le Lude, a popular Loir Valley town with shops, cafés and services a short walk away.

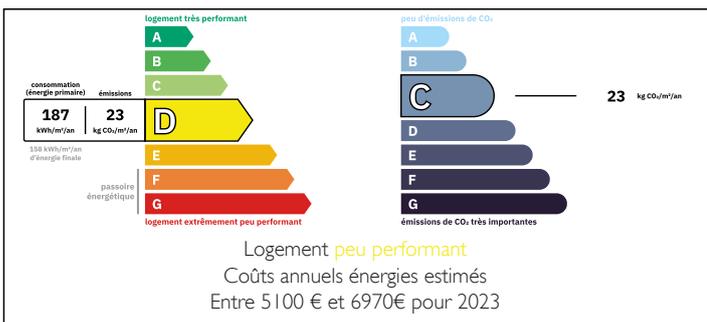
The house offers generous rooms, original features, a private walled garden and a heated pool, making it ideal as a family home, holiday property or guesthouse project.

It is currently being run as an award winning B&B and combines character, space and convenience with easy access to Le Mans, Tours and Angers.

Buyers looking for a large period property in the Loire Valley with strong rental potential and go

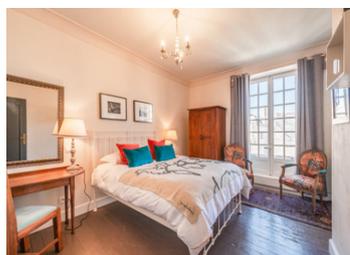
+ Less than 3 hours' drive from Paris, close to the A28 motorway. 45 kms from Le Mans, with famous 24 Hour circuit, 55 kms from Tours (airport with regular low-cost flights to London and other

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

Elegant building with high ceilings, tall windows, wall paneling and cornices, decorated to a high standard.

The property has mains gas central heating, single-glazed windows. It is well maintained, with extensive work over the past 5 years including: new roof over the owners' accommodation, updated shower rooms, attic conversion, wood burner, swimming pool, repainted façade, wood store, charger for electric cars.

ENTRANCE HALL (1.48x6.2m) with wooden floor and murals, double doors to OFFICE on left, double doors to guest breakfast room on right with further double doors leading into dining room, and REAR HALL (9.67x3m) with tiled floor straight ahead. Staircase in rear hall leads up to the 5 guest bedrooms. Guest lounge off the rear hall, and stairs down to vaulted WINE CELLAR.

B&B:

BREAKFAST ROOM (5.3x3.75m): wooden floor, window overlooking garden

DINING ROOM (5.3x4.92m): parquet floor, fireplace, 2 French doors to courtyard garden, window

GUEST LOUNGE (4.81x3m), with wood paneling

UPSTAIRS LANDING (9.67x3m): wooden floor, window, large fitted cupboard

5 BEDROOMS ranging from 20m² to 31m² (including individual en-suite shower rooms with WC): wooden floors or quarry tiles, 4 overlooking courtyard garden

Staircase to LAUNDRY ROOM, UPPER LANDING, 2 further ensuite BEDROOMS

OWNERS' APARTMENT:

Access from the office and the rear hall into sitting room, which leads to the kitchen, utility room and private stairs up to bedroom with en-suite shower room with WC, and small dressing room.

SITTING ROOM (5.6x5.6m): fireplace, tiled floor, large window and French doors to the garden

LOCAL TAXES

Taxe foncière: 3831 EUR

Taxe habitation: EUR

NOTES