

Superb manor house and successful B&B with pool, gîte, owners apartment and function rooms.



INFORMATION

Town:	Mûrs-Erigné
Department:	Maine-et-Loire
Bed:	6
Bath:	6
Floor:	434 m2
Plot Size:	8278 m2

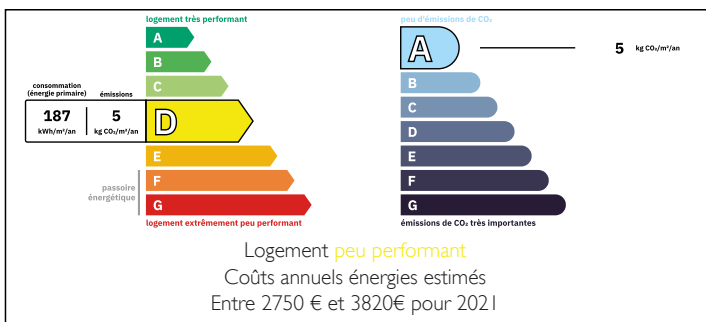
IN BRIEF

This beautifully restored and arranged manor house offers a 'ready-to-go' business opportunity with spacious owners' accommodation. There are 4 guest suites and a self-contained one-bedroom gîte. A gorgeous converted barn with a bar in the side-room overlooking the pool offers flexible and decent capacity function space. An idyllic garden surrounds the swimming pool and there is plenty of parking in the courtyard for guests as well as owners. To the rear of the manor house is a terrace, paddock and orchard accessed from the owners' side, which provides plenty of space and privacy away from the guests. Inside, the rooms have been beautifully restored and appointed with no work required to move in right away.

This property enjoys a lovely countryside setting, just minutes from the A87 and the principal routes to Nantes, Angers and Poitiers at the...



ENERGY - DPE



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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

The property comprises:

The Manor house:

Entrance hall leading to the B&B accommodation: Guest salon / dining room with terracotta tiled floor, fireplace; Guest WC and basin. Staircase leading to a first-floor landing: Bedroom 1 with fitted wardrobes, bathroom and separate WC; a suite with Bedrooms 2 and 3, a bathroom and separate WC. Second floor: landing and Bedroom 4 and 5, both with bathrooms including bath-tub and shower, separate WC.

On the owners' side of the Manoir: Ground floor entrance the hallway, leading to a salon with open fireplace; Superb, vast kitchen / dining room with central double-sided fireplace and access to the garden to the rear. The stairs lead to a landing and an office / nursery, bedroom 6 which is a large master bedroom with dressing room; shower room, separate WC. There is a vaulted ceiling cellar beneath the manor house, accessible from the front of the building.

The function spaces: A stunning cathedral ceiling barn with adjoining fully fitted bar area overlooking the pool and garden, with access to the terrace and the courtyard. Access to the function space is possible from the main kitchen in the Manoir.

The detached dependency includes: One-bedroom apartment, all on the ground floor, with living/dining room, one double bedroom, fitted galley kitchen and bathroom.

Boiler room and WCs for the use of those using the pool.

Outside: This property is located in the rolling Anjou countryside. It enjoys a very private location, not overlooked and fully enclosed. There...