



Chateau in Laval with stunning views over its own parkland and the surrounding countryside,

€884,000

Ref: 487

53260, Laval, Mayenne, Pays De La Loire

* Available * 7 Beds * 4 Baths * 388m2

This elegant chateau boasts stunning views over its own parkland and the surrounding countryside and is ideally situated only 5km from the historic riverside town of Laval, renowned for its art and history.

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French Entrée 

Property Description

This elegant chateau boasts stunning views over its own parkland and the surrounding countryside and is ideally situated only 5km from the historic riverside town of Laval, renowned for its art and history. This beautiful property also offers a former house to renovate internally. With spacious rooms full of character, parkland gardens, heated swimming pool and one of the oldest cedar trees in the Mayenne department, this property combines the majestic chateau with impressive reception rooms, with the warm homely feel of a country or weekend retreat.

The property is approached via a small lane leading from a departmental road to the private driveway which winds its way down to the courtyard between the chateau and the outbuilding. The grounds surround the property and slope gently down the valley, providing commanding views over the rolling Mayenne countryside. The grounds are mainly parkland with a variety of mature trees and flowering plants, a large sun terrace and 10.5m x 7m swimming pool, heated by the chateau's central heating system. The chateau boasts architectural features typical of this era and provides a slate roof in good condition. The outbuilding, formerly a habitation, is of traditional stone construction with slate roof and has undergone extensive external renovation. Internally, all the concrete floors have been laid and this property provides potential for a business opportunity with holiday cottages, a boutique hotel or guest house.

The chateau itself provides an entrance hall, kitchen, office, dining room, drawing room, billiards room, cloakroom and second staircase in one of the towers. The first floor offers a large landing with dressing room, master bedroom with ensuite shower room, a second ensuite bedroom, three further bedrooms and family bathroom. The second floor provides an ensuite bedroom, a further bedroom, cloakroom and utility room. The cellars provide a large boiler room, further room and wine cellar.

The outbuilding offers 145m² of habitable surface on the ground floor with attics above and is ideal for renovation with plans being already available.

The property is ideally situated, being in the countryside with easy access to a village with shops and businesses, and only a few minutes from Laval. Transport links are excellent, with the TGV high-speed train link in Laval, and a small civil airport used primarily by businessmen close by.

A rare opportunity to purchase this beautiful chateau with income potential, or equally for a comfortable family home or weekend residence.

Energy efficiency: D / 884,000 agency fees included / 850,000 without fees / Agency fees: 4% including VAT, payable by the purchaser.

Gallery

