



7 Bedroom Chateau,

49100, Angers, Maine-Et-Loire, Pays De La Loire

* 7 Beds * 1 Bath * 800m2

€2,990,000

Ref: LN-2WJXD

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French Entrée 

Property Description

Ref.3862 : Beautiful property in the Maine-et-Loire department

This beautiful property is located in Anjou, in the south of Maine-et-Loire, 40 kilometres from the university town of Angers. Angers offers all the commercial, cultural and artistic resources you could wish for, as well as good motorway (A11 for Paris) and rail links (TGV station, Paris in 1h30). A village with the main shops and services (bakery, supermarket, college, pharmacy, etc.) is 3 km (2 miles) away. The property is located at the gateway to the Loire-Anjou-Touraine Regional Nature Park and benefits from pleasant countryside with varied landscapes (woods, vineyards, cultivated land, meadows).

Built of rendered stone and brick and covered in slate, the chateau is topped by a bell tower and flanked by four elegant towers.

Facing South/West, it has a living area of approx. 800sqm, divided as follows :

On the ground floor : entrance hall with a magnificent double staircase; dining room (57sqm) with wood panelling, marble fireplace, tapestry, Versailles parquet flooring, coffered ceiling, living room (44sqm) with painted ceiling, marble fireplace; second dining room (43sqm) with monumental carved wood fireplace, wood panelling; former library in the North/East tower; room in the South/East tower with marble fireplace, herringbone parquet flooring; service staircase/wc in the North/West tower; small room in the South/West tower with marble fireplace;

First floor: 5 bedrooms with parquet floors, 3 of which have marble fireplaces; bedroom in the North/East tower; service staircase and wc in the North/West tower; bathrooms with parquet floors in the two South towers, one of which has a marble fireplace; dressing room

Second floor: to the right and left of the staircase, two large rooms with terracotta floors; study with parquet floor and marble fireplace; bedroom with fireplace and terracotta floor in the North/East tower; service staircase/wc in the North/West tower; parquet bathrooms in the South towers; two other small rooms; room with staircase leading to the attic.

Attic being renovated, access to bell tower;

Basement complete with dining room with stone fireplace, medallion tiles; kitchen; utility room; cellar; salt cellar; boiler room; indoor swimming pool under construction.

The outbuildings include :

A 3 room caretaker's cottage at the entrance to the property.

Former stables and garage,

A water tower,

A shed of approx. 500sqm on metal posts with wooden cladding and a fibre cement roof,

An old wash-house on the edge of the pond

It is a beautiful English-style park, pleasantly designed and decorated with beautiful ornamental trees (oaks, redwoods, plane trees, etc.). A wooded belt surrounds the property and gives the property real intimacy. Meadows and a superb pond embellish the parklands with beautiful paths for pleasant walks.

The property spans a surface area of 74.96 acres (30ha 33a 61ca), free of any tenancy, apart from approx. 14.82 acres (6ha) which is currently rented. These meadows are grazed by cattle and the hay harvested.

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