



5 Bedroom Chateau,

49000, Angers, Maine-Et-Loire, Pays De La Loire

* 5 Beds * 5 Baths * 350m2

€1,800,000

Ref: LN-2PJ9P

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French Entrée 

Property Description

Ref. 3975 Small 15th and 19th C. chateau near Angers with 94 acres (38 hectares) for sale

This ancient castle, whose foundation stones were laid in the 13th century, lies between the Loire and the vineyards, in the heart of the Mauges region, renowned for its exceptionally mild climate, its wine production, its history and its chateaux.

Located in the heart of this historic heritage environment, the property is ideally situated halfway between the dynamic cities of Angers and Cholet, and close to motorways that easily serve Paris, Le Mans and Nantes.

Built in the style of the gothic splendor of the 13th century, this majestic chateau in tufa under slates, flanked by a central tower, set with 4 towers with corbelled pepperpot, dormer windows with crosspieces and woodwork, is distinguished by its slender silhouette and by the nobility of its architecture. An imposing wrought iron gate framed by a dry moat majestically completes the ensemble.

This stronghold of the Contade family from the 18th century to the present day, was redesigned in 1870 and now has a living area of about 350m² including :

On the first floor: A dining room (29m²), an office (15m²), a kitchen (29m²).

On the second floor: A living room (29m²), 2 bedrooms (15 and 20m²), a bathroom.

On the second floor: 3 bedrooms (15, 20 and 22,5 m²), 3 bathrooms.

On the third floor: 3 bedrooms (15 and 29m²), a toilet and a bathroom

Older than the castle itself, the outbuildings have beautiful volumes and are now used as gîtes.

They include :

In one part of the building, a secondary house with a large living room, kitchen/dining room on the first floor, 6 bedrooms and 2 bathrooms on the first floor.

In the other part, stables, garage, sheds, barn and kennel, offering additional perspectives for those who would like to extend the existing gîtes activity.

Vast and beautiful land of 94 acres (38 hectares) mainly made up of woods pierced by beautiful alleys. A large pond of 1hectare full of fish is nestled there. It participating in the natural balance of this biotope.

A majestic 500-meter long driveway extends to the beautiful park and formal garden that adorns the direct surroundings of the castle.

A large walled garden conceals a vast 15x8m swimming pool, its pool house and its adjoining summer kitchen.

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