



15 Bedroom Chateau,

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

€2,940,000

Ref: LN-Y858N

* 15 Beds * 1 Bath * 1100m2

- Angers

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French Entrée 

Property Description

Ref.4048 : Beautiful 19th C. chateau on the banks of the Loire river, 35 minutes from Angers.

Built on the banks of the Loire, close to charming typical Loire villages, this elegant 19th century château is located in the "Valley of the Kings", so called because for centuries the kings of France had made it their summer holiday resort or their main residence.

In the heart of a rich heritage environment, this property is ideally situated, both in terms of its easy accessibility from Paris and Bordeaux and its proximity to the economic, industrial and university centres of Angers and Nantes, as well as to the major rail and airport links in the west (Angers and Nantes).

Essential shops are located not far from the village, and the town of Angers, 30 minutes away by car, provides all the shops and services as well as numerous tourist activities.

Facing south, this majestic chateau of approx. 1100sqm is built on 7 hectares of land (one of which is constructible), slightly sloping and overlooking the Loire.

The three interior levels, all served by a lift, are distributed as follows:

The ground floor comprises a vast, spacious vestibule (4.30 m under the ceiling) which opens onto a remarkably uncluttered stone stairway, beautiful reception rooms (a dining room, a lounge, a library lounge), a large kitchen with a storeroom at the back, and bathrooms. There are classic oak and herringbone parquet floors, cabochon tiles, marble fireplaces, trumeaux, finely worked wooden picture rails and beautifully decorated ceilings.

An interior door gives direct access to the two basement cellars. A third cellar contains the boiler room.

On the first floor (3 m ceilings), a corridor leads to a private area to the south-west comprising a winter lounge, a bathroom, a vast bedroom, WC and large wardrobes/placards, and to the north-west 2 bedrooms, one of which has a shower room. To the east, a corridor leads to 4 bedrooms, 3 of which have shower rooms and toilets.

The second floor comprises 5 bedrooms, 2 of which have shower rooms and toilets, and on the other side, 3 bedrooms, 2 shower rooms and a large games room/dormitory.

The 4 turrets lead to the 8 corner bedrooms, 4 on each level.

Attic accessible from the second floor.

In addition to the chateau, this property includes two other annexes which were previously used to house the employees of a large company:

The first annex (390sqm) is located at the rear of the castle and is directly accessible from the castle via a vestibule. It is mainly composed of offices, meeting rooms, work areas and kitchen/dining areas.

The second (980sqm) is independent and off-centre from the castle. It includes numerous office spaces, meeting rooms, equipped conference rooms and kitchen/dining areas.

The two annexes, which were also part of the 2006/2008 restoration campaign, are in the same impeccable general condition as the castle.

Finally, there are also other outbuildings (henhouse, sheepfold, garage and greenhouse).

Beautifully designed English-style parkland adorned with beautiful trees (cedars, oaks, lime trees, ash trees, umbrella pines and cypresses), some of which are centuries old. With a beautiful pond of approximately 7500sqm and a small wood of deciduous trees, it is easy to move around thanks to the stabilised paths that run around this large park. The total land area is 17.61 acres (7ha 13a 22ca).

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