



STUNNING MANOIR WITH FIVE BEAUTIFUL  
GUEST COTTAGES AND POOL IN THE LOIRE  
VALLEY.

STUNNING MANOIR WITH  
FIVE BEAUTIFUL GUEST  
COTTAGES AND POOL IN  
THE LOIRE VALLEY....



PROPERTY FACT FILE	
REFERENCE	A28863JCC49
PRICE	€ 990,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (943 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	595 m <sup>2</sup>
LAND	3747 m <sup>2</sup>
TOWN	Saint-Macaire-du-Bois
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Hotel, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Manoir
- Swimming Pool
- Hospitality business
- Heart of the Loire Valley
- Beautifully appointed

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Beautifully appointed throughout, this gorgeous manor house with five guest cottages, swimming pool and extensive gardens is perfect for a hospitality business or countryside retreat.

Situated only 15 minutes south of Saumur, in the heart of the Loire

## DESCRIPTIF

The manor house comprises;

### Ground Floor

- Entrance Hall (12m2) with tiled floor and beautiful wooden staircase
- Sitting Room (30m2) with beautiful marble fireplace, tiled floor, ceiling height of 3.30m,, air conditioning and doors to terrace
- Dining Room (30m2) with lovely parquet floor, high ceilings (3.34m), doors to terrace, open fireplace and wood paneling
- Kitchen (33m2) fully fitted with large island unit, tiled floor, beams, stone fireplace with wood burner, door to courtyard and doors to terrace.
- Office (15m2)
- Utility Room (10m2)
- WC

### First Floor

- Landing
- Bedroom (28m2) with double aspect windows, marble fireplace, beautiful panelled ceiling (3m high)
- Bedroom (14m2) with marble fireplace, wood floor, high ceiling (3m)
- Bathroom with corner bath and shower, double vanity unit, WC, wood floor
- Large walk in linen cupboard (4m2) with window to garden

### Second Floor

- Landing (10m2)
- Bedroom (14m2) with en suite shower room and walk in wardrobe
- Bedroom (19m2) with en suite shower room and walk in wardrobe

### Guest Cottages / Gites

- Lavender Cottage with open plan kitchen, dining and seating area bedroom and shower room, enclosed garden and separate entry
- Basil, Thyme and Sage Cottages in the converted stables. Each one with open plan kitchen, dining and seating area, bedroom and shower room. Each cottage has a patio and shared garden.
- Rosemary Cottage - studio apartment on the first floor with

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28863JCC49>

COMPLETE FILE AND PHOTO ON REQUEST

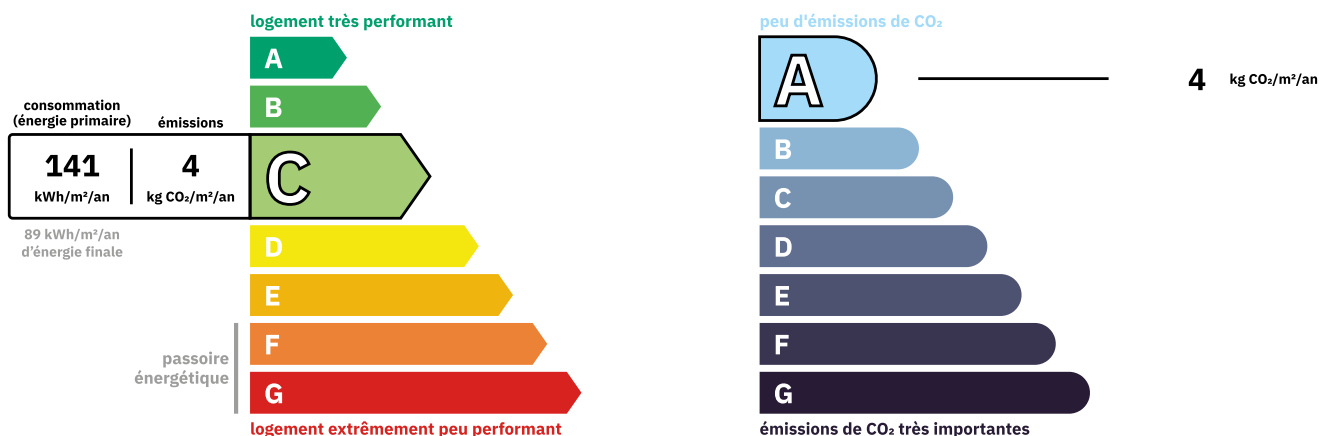


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Moderately efficient  
Estimated annual energy costs  
between 1710 € and 2370€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

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## CONTACT

Réf : A28863JCC49  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)