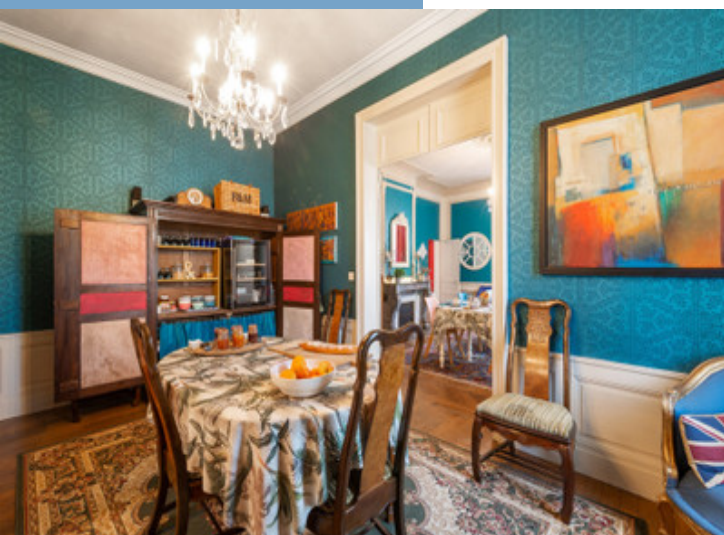




ELEGANT 8 BEDROOM MAISON DE MAÎTRE WITH  
WALLED GARDEN, POOL AND INCOME  
POTENTIAL IN CENTRE OF A CHÂTEAU TOWN

ELEGANT 8 BEDROOM  
MAISON DE MAÎTRE WITH  
WALLED GARDEN, POOL  
AND INCOME POTENTIAL  
IN CENTRE OF A CHÎ.



## PROPERTY FACT FILE

REFERENCE	A35832ELE72
PRICE	€ 549,950 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (518 821 EUR hors honoraires)
BEDROOM	8
BATHROOM	8
ACCOMMODATION	384 m <sup>2</sup>
LAND	837 m <sup>2</sup>
TOWN	Le Lude
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Private parking

\*Price based on current exchange rate which is subject to change





- 384 m² elegant living space
- 8 bedrooms, 8 bathrooms
- Private walled garden
- Heated swimming pool
- Town-centre location

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IN CENTRE OF A CH...

Ref : A35832ELE72

This elegant 8 bedroom maison de maître sits in the centre of Le Lude, a popular Loir Valley town with shops, cafés and services a short walk away.

The house offers generous rooms, original features, a private walled

## DESCRIPTION

Elegant building with high ceilings, tall windows, wall paneling and cornices, decorated to a high standard.

The property has mains gas central heating, single-glazed windows. It is well maintained, with extensive work over the past 5 years including: new roof over the owners' accommodation, updated shower rooms, attic conversion, wood burner, swimming pool, repainted façade, wood store, charger for electric cars.

ENTRANCE HALL (1.48x6.2m) with wooden floor and murals, double doors to OFFICE on left, double doors to guest breakfast room on right with further double doors leading into dining room, and REAR HALL (9.67x3m) with tiled floor straight ahead. Staircase in rear hall leads up to the 5 guest bedrooms. Guest lounge off the rear hall, and stairs down to vaulted WINE CELLAR.

B&B:

BREAKFAST ROOM (5.3x3.75m): wooden floor, window overlooking garden

DINING ROOM (5.3x4.92m): parquet floor, fireplace, 2 French doors to courtyard garden, window

GUEST LOUNGE (4.81x3m), with wood paneling

UPSTAIRS LANDING (9.67x3m): wooden floor, window, large fitted cupboard

5 BEDROOMS ranging from 20m² to 31m² (including individual en-suite shower rooms with WC): wooden floors or quarry tiles, 4 overlooking courtyard garden

Staircase to LAUNDRY ROOM, UPPER LANDING, 2 further ensuite BEDROOMS

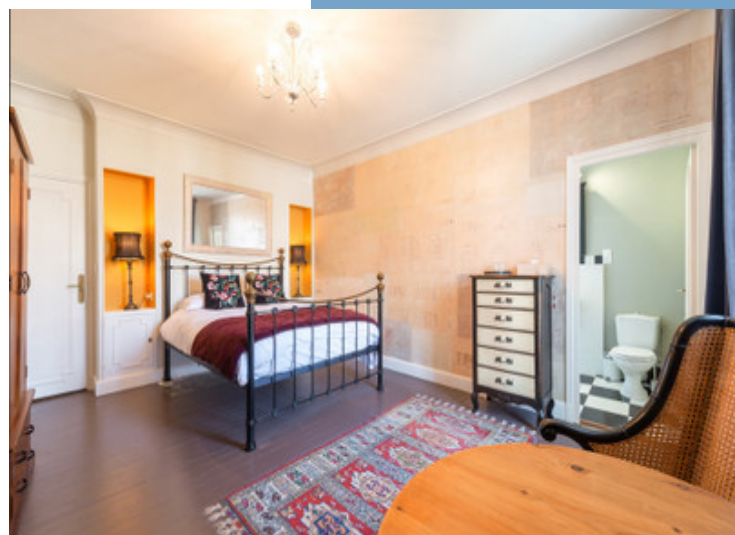
OWNERS' APARTMENT:

Access from the office and the rear hall into sitting room, which leads to the kitchen, utility room and private stairs up to bedroom with en-suite shower room with WC, and small dr...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35832ELE72>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

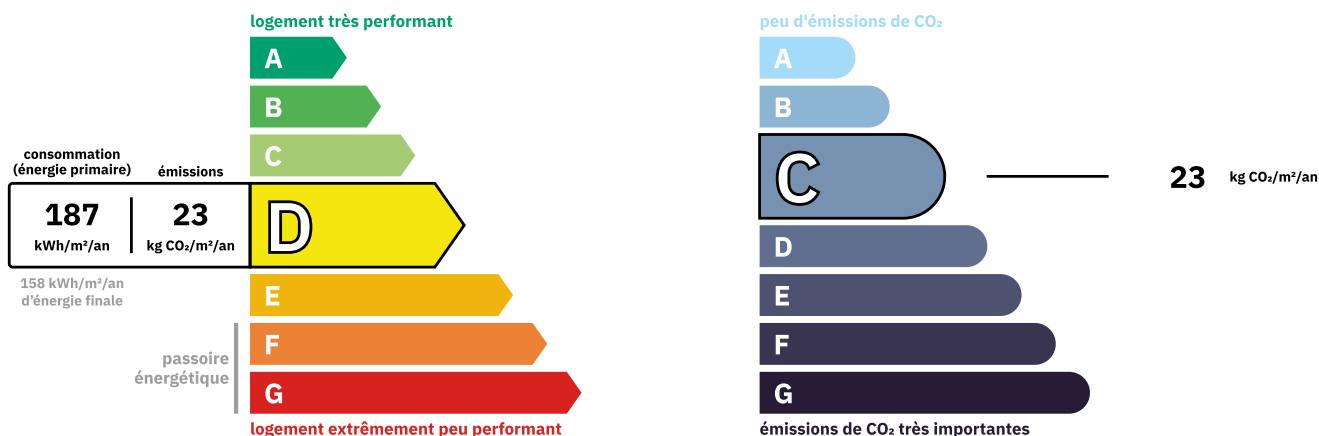
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 5100 € and 6970€ for 2023

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A35832ELE72  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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