



## STUNNING MANOR HOUSE WITH CONVERTED OUTBUILDINGS, AN ACTIVE B&B / GITE BUSINESS ON THE LOIRE À VÉLO ROUTE



STUNNING MANOR  
HOUSE WITH  
CONVERTED  
OUTBUILDINGS, AN  
ACTIVE B&B / GITE  
BUSINESS ON THE LOIRE  
À VII..



PROPERTY FACT FILE	
REFERENCE	A39452CFI37
PRICE	€ 1,100,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	14
BATHROOM	9
ACCOMMODATION	730 m²
LAND	4500 m²
TOWN	Huismes
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Turn-key business opportunity - existing partners
- Wonderful opportunity to create a family home
- Well maintained property, new heating system
- Located 3 hours from Paris 3 hours from ferry port
- Three cities Angers Tours and Poitiers under 1 h

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À VENDRE  
Ref: A39452CFI37

If the idea of running a boutique B&B business appeals, look no further!

With a combination of seven profitable letting rooms and self-catering suites, retaining the Manor for the privacy of the owners, this property allows you to live the dream and enjoy the French countryside

## DESCRIPTIF

Entrance to the property by large gates into a courtyard laid out as a formal French knot garden surrounded by buildings in a U shape.

To the right, there is a barn converted into a multi-purpose space (50m<sup>2</sup>) with WC.

In the continuity of this wing there is a garage where the boiler and pellets are housed, above that an attic suitable for further development. Continuing along this wing are two B&B suites of 35m<sup>2</sup> and 47m<sup>2</sup>, each have their own bathroom. Beyond these is a laundry storage room (7m<sup>2</sup>), and a further multi-purpose space currently used as a music room, measuring 35m<sup>2</sup>.

To the left of the entrance is a wing given entirely to accommodation : two cottages or gîtes, (60m<sup>2</sup> and 83m<sup>2</sup>) each with their own kitchens and bathrooms, each with one bedroom and one sofa bed. One is the old hunting lodge of the Manor and has a large reception space. There are also two bed and breakfast suites in this wing. One is a classic double with ensuite (20m<sup>2</sup>). The other is a family suite combining the classic double bedroom with ornate fireplace, two single bedrooms, and a bathroom (65m<sup>2</sup>).

The Manor House offers a variety of potential uses whether kept as a family home or opened up to further accommodation.

On the ground floor there is a large and welcoming entrance hall open to the stairwell (15m<sup>2</sup>). To the right is a formal sitting room of about 40m<sup>2</sup> with views to both gardens, front and rear. To the left of the entrance hall is a stylish classic dining room (32m<sup>2</sup>) which leads on through

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39452CFI37>

COMPLETE FILE AND PHOTO ON REQUEST



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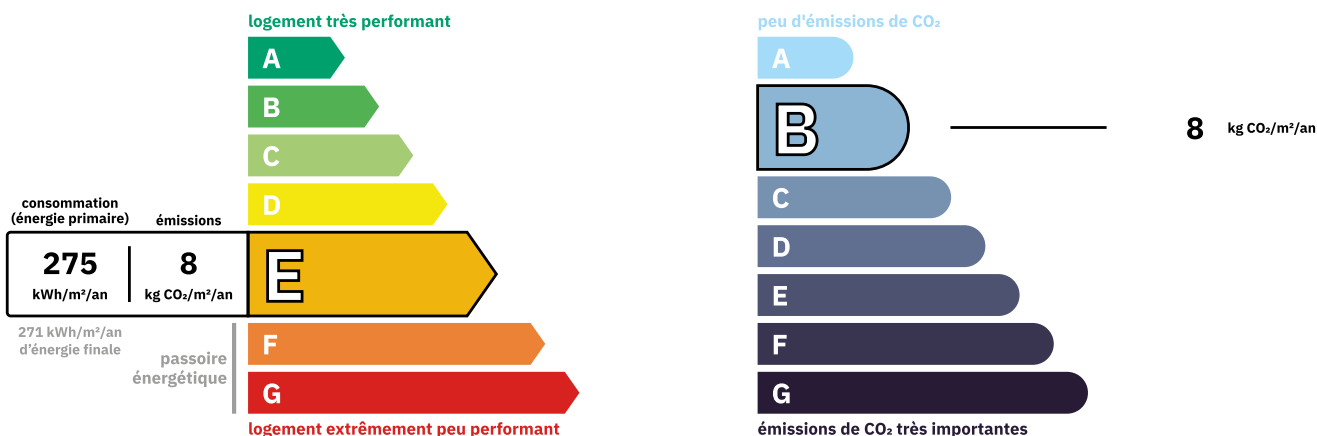


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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 8641 € and 11691€ for 2021

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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 :A39452CFI37  
FILE COMPLETE  
AND PHOTOS  
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