





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

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





#### PROPERTY FACT FILE

REFERENCE A39452CFI37

PRICE € 995,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 14
BATHROOM 9

ACCOMMODATION 730 m<sup>2</sup>

LAND 4500 m<sup>2</sup>

TOWN Huismes

**DEPARTMENT** 

LOCATION Village property

TYPE Maison de Vacances, House,

Country House

CONDITION Good condition

FEATURES Swimming Pool, Mains Drains,

Private parking

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





- 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 I h

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 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 (50m2) 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 35m2 and 47m2, each have their own bathroom. Beyond these is a laundry storage room (7m2), and a further multi-purpose space currently used as a music room, measuring 35m2.

To the left of the entrance is a wing given entirely to accommodation: two cottages or gîtes, (60m2 and 83m2) 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 (20m2). The other is a family suite combining the classic double bedroom with ornate fireplace, two single bedrooms, and a bathroom (65m2).

The Manor House offers a variety of potentiel 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 (15m2). To the right is a formal sitting room of about 40m2 with views to both gardens, front and rear. To the left of the entrance hall is a stylish classic dining room (32m2) which leads on through

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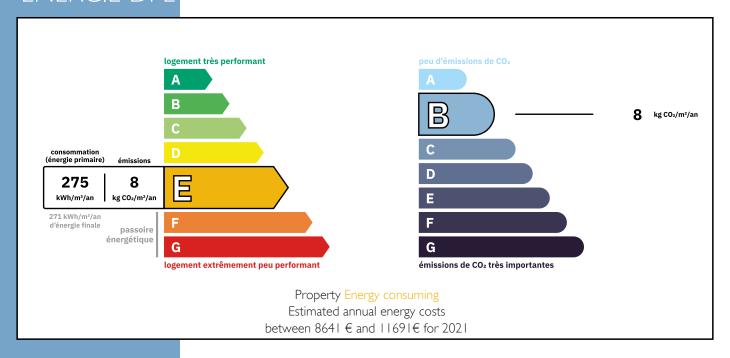


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### **ENERGIE-DPE**



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## CONTACT

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