LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



THE CLISSON ESTATE 14, 19 AND 20, SEPARATE COTTAGE IN A 50S/60S STYLE, HEATED SWIMMING POOL AND TENNIS COURT

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PROPERTY FACT FILE

REFERENCE	A39544FNM79
PRICE	€ 985,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	7
ACCOMMODATION	444 m²
LAND	24922 m²
TOWN	Geay
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Private drainage, Garage

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



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- Heated swimming pool
- Tennis court.
- Detached Gîte ready for business
- Family-friendly and easy-to-manage maintenance
- Beautiful home / small château

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We present to you a beautiful estate that bears witness to several centuries of history, with a heated pool and a tennis court. Combining elegance, charm, and modern comfort. The main entrance is accessed by passing under a centuries-old dovecote. The main outbuilding, which can be used as a guest house, as well as the large barn (180 m²)

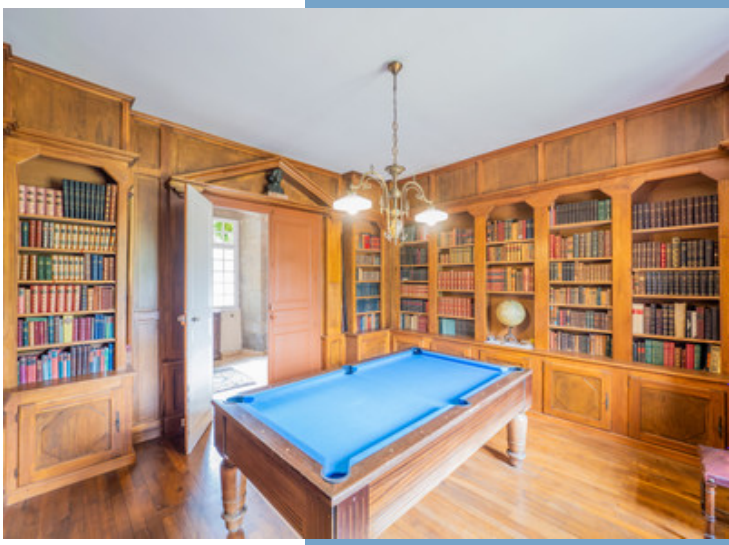


DESCRIPTION

The Clisson Estate

In the heart of a vast 2.5-hectare (25,260 m²) property, this small 420 m² castle, with its oldest parts dating back to the 14th century, embodies the timeless charm of a historic residence. With 17 rooms, including 8 spacious bedrooms, it offers a living environment conducive to relaxation and socializing. Upon entering the estate, visitors pass under the arch of the dovecote, likely built at the same time as the castle's first section. The large number of boulins (pigeon nesting holes) it contains clearly indicates the extent of the original owners' possessions, as each represented 1 arpent of land (about 128 ares per arpent on average). The main access to the building is through the tower located at the corner of the two wings. After passing through the massive entrance door and leaving the venerable stone staircase to the right, which leads to the upper floor, a door opens directly ahead onto the spacious dining room (80 m²).The dominant color is red. The walls are paneled, the ceiling with exposed beams is shimmering, while on the floor, with an integrated heating system, the tiles are made of Burgundy stone. At the back of the room, an impressive granite fireplace occupies most of the wall.
On the left side, double doors lead to the spacious kitchen (33 m²), equipped with a beautiful old-style stove, still in operation, ideal for cooking enthusiasts.
Also in the kitchen, a door opens both to a hallway leading to a shower room with a toile...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39544FNM79

COMPLETE FILE AND PHOTO ON REQUEST

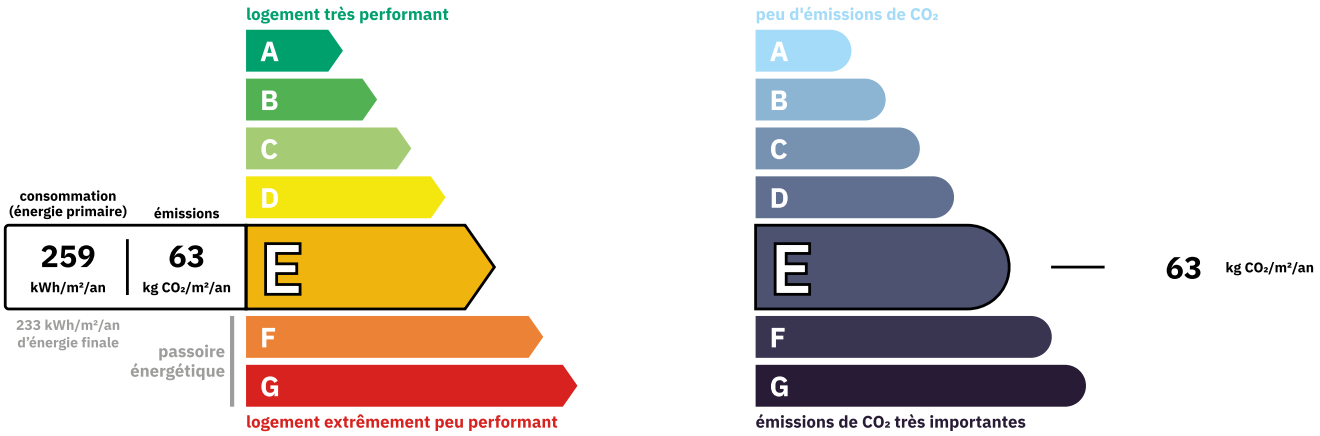
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 12490 € and 16970€ 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.

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 :A39544FNM79

FILE COMPLETE AND PHOTOS ON REQUEST

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