

SEVENTEENTH-CENTURY 8 BEDROOM MANOR PROPERTY WITH 4-HECTARE PARK NEAR NANTES

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PROPERTY FACT FILE

REFERENCE	A47973MGO44
PRICE	€ 982,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (950 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	4
ACCOMMODATION	397 m²
LAND	41732 m²
TOWN	Le Loroux-Bottereau
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Manoir
CONDITION	Good condition
FEATURES	Private drainage, Garage, Private parking

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





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"Step into elegance at this 17th-century historic manor house, where period grandeur meets modern comfort. Nestled on 4 hectares of meticulously landscaped parkland, this luxury country estate features an 8-bedroom residence, charming outbuildings, and a walled garden. Just 20km from vibrant Nantes, it offers countryside living with urban



DESCRIPTION

Tucked into the gentle hills of the Nantes vineyards, this 17th-century manor is a living tapestry of history and enchantment. The estate unfolds across 4.17 hectares of meticulously tended parkland, where the air carries the scent of earth and blossoms, and the only soundtrack is the gentle murmur of a spring-fed pond—once a humble lavoir—fed by an eternal spring. Here, time slows, and the world feels both timeless and tenderly alive.

Nestled in the heart of the Loire-Atlantique, a region famed for its Muscadet wines and Vendée War history, this property offers the perfect blend of rural seclusion and urban convenience. Just 20km from Nantes, a vibrant city with TGV rail links to Paris and an international airport, it's an ideal base for exploring the Pays de la Loire region.A House That Wears Its History Like a Crown

This is no ordinary manor. It is a survivor, its very walls telling the tale of resilience and reinvention. The fire that swept through during the Vendée Wars left its mark in the most poetic way—an asymmetrical silhouette that gives the house its soul-stirring character. Walk through its grand entrance, and you're stepping into a world where every exposed beam, every ancient fireplace, and every terracotta tile has a story to share.

The 397m² of living space is arranged across three floors, offering a symphony of rooms designed for both grandeur and intimacy. The grand salon, with its monumental fireplace, is a stage for evenings of wine and laugh...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47973MGO44

COMPLETE FILE AND PHOTO ON REQUEST

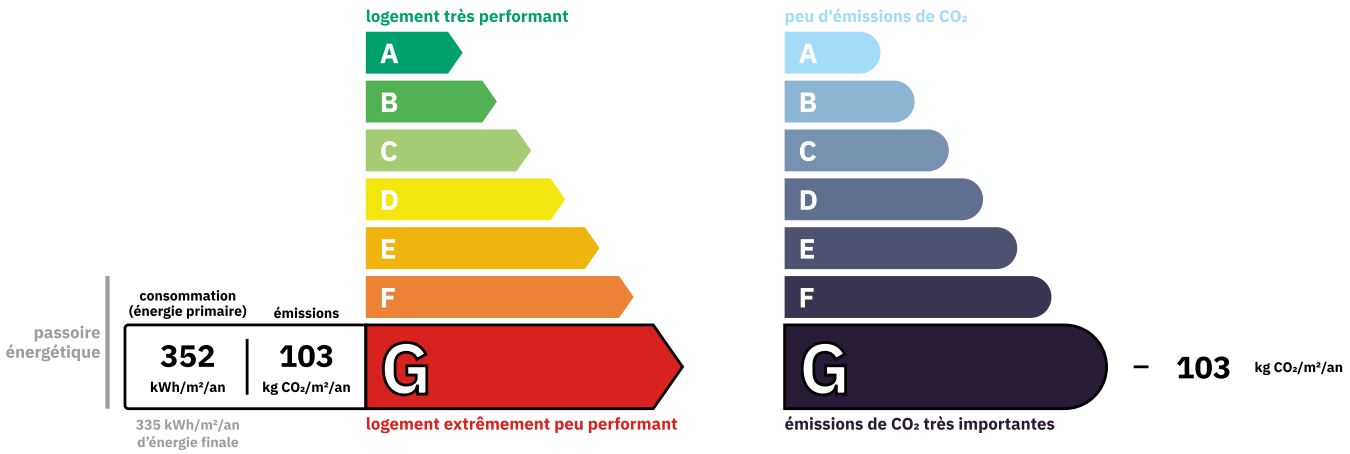
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Extremely energy consuming
Estimated annual energy costs
between 17160 € and 23290€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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