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Chateau and Bed & Breakfast Business near Le Mans

Le Mans , Sarthe , Loire Valley



€749,000

inc. of agency fees

12 Beds 10 Baths 550 sqm 1 ha

This established 12 bedroomed French Chateau and 'chambre d'hotels' (B & B) in the Loire Valley has been in the same family for 3 generations.

At a Glance

Reference MFH-LOR1729N
Bed 12
Land 1 ha

Near to Le Mans
Bath 10
Pool Yes

Price €749,000
Hab.Space 550 sqm
Land Tax €2900.00

Property Description

This well established and successful 'chambre d'hotels' (B&B) with excellent access to Le Mans and the Loire Valley has been in the same family for 3 generations with a total 'makeover' completed in 2002.

The property is in a great location being just 20 mins from the iconic Le Mans racing circuit and 3km from the nearest town with supermarket, schools etc... Offering 12 bedrooms, a self contained gite as well as the private owners quarters this impressive chateau (dating from the 15th, 18th and 19th centuries) is in a quiet setting overlooking the village.

THE MAIN RESIDENCE

- Ground floor - Entrance hall, with stairs to 1st floor, Oval lounge with wood pannelled walls, parquet floor and marble fireplace, large dining hall, kitchen, wc, bedroom (with en-suite bath + shower room). There are 3 separate staircases leading to the upper floors.
- First floor - 7 bedrooms composed of; 2 family suites (4 bedrooms + 2 bathrooms), 2 bedrooms with ensuites bathrooms and an additional bedroom currently used as an office.
- Second floor - 2 guest bedrooms with en-suites. Private accommodation; 3 bedrooms and 2 bathrooms.

THE GITE

The pigeonnier has been converted to a 3 floor self contained gite offering: Lounge with open kitchen, beams and wood burner and shower room with wc, 1st floor bedroom and 2nd floor bedroom.

OUTSIDE

The plot measures approx. 1 hectare (2.5 acres) with a private drive, swimming pool, pond, lawn, parking area, various wine caves, 2 garages and additional "house" which could be renovated to provide additional accommodation if required.

A good opportunity to take over a business in a superb location providing a comfortable income for the owners as well as a charming period home...

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓

And Before You Ask

Exposure:	South
Year of Renovation:	2002
Condition:	Ready to move in
Currently lived in:	Yes
Condition of Roof:	Good condition
Drainage:	Septic up to norms
Property Tax:	€1000.00
Land Tax:	€2900.00

Summary

Property type:	Chateau
Bedrooms:	12
Bathrooms	10
Price	€749,000

Key Information

Year Built:	1700
Internal Area:	550 sqm
Land Area:	1 ha
Floor:	3
How many Outbuildings:	3
Number of Fireplaces:	5
Property Features:	<ul style="list-style-type: none">• chateau with B&B• wine cellars• 2 garages
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Loire Valley



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