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## Chambre d'Hote or Gite for sale in Mayenne - VIRTUAL TOUR

Gorron , Mayenne , Loire Valley



# €900,000

inc. of agency fees

12 Beds

11 Baths

Luxury gîte complex with conference room and leisure centre with indoor pool This former flour mill has been beautifully renovated...

### At a Glance

**Reference** MFH-NORF01588

**Bed** 12

**Near to** Gorron

**Bath** 11

**Pool** No

**Price** €900,000

**Land Tax** N/A

### Property Description

Luxury gîte complex with conference room and leisure centre with indoor pool

This former flour mill has been beautifully renovated to an exacting standard by the present owners. It benefits from double glazed windows, remote controlled under floor heating in the main building and solar

panels which generate between 2,800€ and 4,000€ of payback per year. An electric vehicle charger has recently been installed. It has been run as a successful holiday retreat, with the main house letting for £600 per night and the gîte at £500 per night and offers further potential to develop as a wedding venue or conference facility. Viewing is highly recommended to appreciate the quality and investment potential of this property.

The property is near a small village located in the north west of France in the department of Mayenne of the french region Pays de la Loire. It is close to the Brittany, Normandy and Loire borders. It is a lovely small French village just one hour's drive away from the stunning UNESCO heritage site of Mont Saint-Michel. Further amenities can be found at Gorrion (5.5km). The medieval Château of Fougères is only 30 minutes away and the interesting city of RENNES is an hour's drive away with its airport and mainline train station.

## **THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :**

### **On the ground floor -**

**Entrance Hall** 6.70 x 6.09m Double doors to front and window to rear elevations. Oak flooring with under floor heating. Stairs to basement. Stairs to first floor. 2 radiators. Inset spotlights.

**"L" shaped Lounge** 6.03 x 3.52m and 3.00 x 2.93m Window to rear and glazed double doors to front elevations. Radiator. Inset spotlights. Cupboard housing electrics. Storage cupboard.

**Cloakroom** Tiled floor. Hot water cylinder. WC, Hand basin.

**Kitchen/Dining Room** 12.29 x 7.26m 3 radiators from Rayburn. Part oak flooring to dining area and tiled floor to kitchen area. Partly glazed door to front, partly glazed door to decking area, window to north and rear elevations. Inset spotlights.

**Kitchen Area:** Range of matching base units. Double metal sink. Separate sink. Central island unit which also has 4 ring electric hob and built-in oven. Extractor hood over. Built-in dishwasher. Rayburn. Space for fridge/freezer. Door to

**Laundry Room** Tiled floor. Space and plumbing for washing machine.

### **On the First Floor -**

**Landing/Seating Area** 6.77 x 6.05m Partly glazed double doors to front external staircase. Window to front and rear elevations. Stairs to second floor. Inset spotlights. Electrics.

**Function room** 12.86 x 7.36m Window and 3 Velux windows to front and 3 Velux windows to rear elevations. Sloping ceiling. Oak flooring. Exposed stone wall. Hatch to loft. Door to:

**Games Room** 14.75 x 4m Sloping ceiling. 4 Velux windows to north and 4 Velux windows to south elevations. Electrics.

**Les Nuages Suite** 7.23 x 3.22m Window to rear elevation. Inset spotlights. **En-Suite Bathroom** 3.13 x 3.00m Tiled floor. Half tiled walls. Walk-in shower. Vanity unit. WC. Claw foot bath with mixer tap. Inset spotlights. Vent.

#### **On the Second Floor -**

**Landing** Window to front and rear elevations. Oak flooring. Electrics. Stairs to third floor.

**Le Ciel Suite** 7.14 x 7.07m (overall) Window to front and rear elevations. Inset spotlights. **Bathroom** Fully tiled. Corner bath. Walk-in shower. WC. Twin vanity unit. Inset spotlights. Vent.

**Les Etoiles Suite** 7.89 x 6.86m Window to front and rear elevations. Inset spotlights. Door to **En-Suite Bathroom** Fully tiled. Bath with mixer tap. Twin vanity unit. WC. Walk-in shower. Inset spotlights and vent.

#### **On the Third Floor -**

**Landing** Velux window to rear elevation. Oak flooring.

**Le Soleil Bridal Suite** 8.10 x 7.48m (overall) Window and 2 Velux windows to rear and window to front elevations. Sloping ceiling. Inset spotlights. **En-Suite Bathroom** Velux window to front elevation. Fully tiled. Bath with mixer tap. WC. Twin vanity unit. Walk-in shower. Inset spotlights and vent.

**La Lune Suite** 7.71 x 6.90m (overall) Velux window to front and rear elevations. Inset spotlights. **En-Suite Bathroom** 2 Velux windows to front elevation. Fully tiled. Bath with mixer tap. WC. Twin vanity unit. Walk-in shower. Inset spotlights and vent.

### **THE ACCOMMODATION IN THE GÎTE COMPRISES :**

#### **On the ground floor -**

**Entrance Hall** 4.06 x 2.92m Oak flooring. Exposed stone wall. Double doors to front and round window to rear elevations. 2 radiators. Hand basin.

**Kitchen/Dining Room** 6.25 x 4.17m Tiled floor. Glazed door to rear, glazed double doors to front and window to west elevations. Range of matching base and wall units including display unit. 2 radiators. Built-in double oven and grill. 4 ring induction hob with extractor hood over. Ceramic butler sink with mixer tap. Space and plumbing for dishwasher. Worktops and tiled splash-backs. Space for upright fridge/freezer. Central marble breakfast bar with cupboards under (seats 12). 2 radiators.

**Cloakroom** Tiled floor. WC.

**"L" shaped Lounge/Dining Room** 7.04 x 4.92m and 3.61 x 2.36m Window to rear elevation. 2 pairs of glazed doors opening onto patio. Oak flooring. 3 radiators. Inset spotlights. Fireplace with wood-burner. Oak flooring. Exposed stone wall. Glazed double doors to:

**Inner Hall** Stairs to first floor. Oak flooring. Door to stairs to basement.

**Cezanne Suite** 3.75 x 3.38m Window to rear and glazed door to garden. Door to **En-Suite Shower Room** Tiled floor. WC. Hand basin. Shower. Heated electric towel rail.

**In the Basement** - 2 rooms - one with boiler. Hot water cylinder. Electrics. Space and plumbing for washing machine. **Old Room** under main house - oil storage tank. Main distribution board.

**On the First Floor -**

**Landing** Radiator. Stairs to second floor. Storage cupboard.

**Degas Suite** 3.98 x 3.43m Ornamental fireplace. Shelves. Radiator. Window to side elevation. Door to **En-Suite Bathroom** 3.60 x 2.75m Window to side and front elevations. Bath. Tiled floor. Heated towel rail. Shower. Vanity unit. Vent. WC.

**Monet Suite** 7.84 x 3.85m Window to front elevation. Radiator. Built-in wardrobes to one wall. Door to **En-Suite Bathroom** 3.39 x 2.90m Tiled floor. Inset spotlights. Bath with mixer tap. Twin vanity unit. Large walk-in shower. Radiator. Vent. Heated towel rail.

**Cloakroom** WC.

**Half Landing** with Cloakroom off - WC. Hand basin. Radiator. Tiled floor. Window to rear elevation.

**Morisot Suite** 4.11 x 3.51m Exposed stone wall. Mezzanine storage area. Exposed beams. Sloping ceiling. Radiator. Velux window to rear elevation. Door to **En-Suite Shower Room** Tiled floor and partly tiled walls. Shower. Vanity basin.

**Renoir Suite** 3.82 x 3.67m (max) Window to front elevation. Radiator. Sloping ceiling. Door to **En-Suite Shower Room** Hand basin. Shower.

## **LEISURE COMPLEX**

**Gym** 10.97 x 5.43m Window to side, 2 windows to front, glazed double doors and side panels to front elevations. Stairs to first floor.

**Showers/2 toilets/Changing Facilities** 5.80 x 5.27m Hand basin. Inset spotlights. Door to:

**Boiler Room** Boiler. 2 oil storage tanks.

**Indoor Swimming Pool** 12.00 x 4.00m Depth 1.3m

#### **On the First Floor -**

**Landing** Door to access to roof. Space over Owners accommodation. **Lounge area and games room** to end gable. 11.85 x 4.00m Glazed door and 3 Velux windows to front and rear elevations. Store Room. Door to attached barn.

#### **THE ACCOMMODATION IN THE GÎTE/OWNERS ACCOMMODATION COMPRISES :**

#### **On the ground floor -**

**Entrance Hall** Oak flooring. Window and glazed double doors to front elevation. Electrics.

**Bedroom 1** 5.28 x 3.16m Window to front elevation. Electric radiator. Inset spotlights.

**Bedroom 2** 4.13 x 2.88m Window to rear elevation. Electric radiator. Inset spotlights.

**Bathroom** Window to rear elevation. Heated electric towel rail. Pedestal basin. Bath. Shower. Inset spotlights. Partly tiled walls.

**Cloakroom** Partly tiled walls. WC.

**Kitchen/Dining Room** 2.87 x 2.85m Oak flooring. Window to front elevation. Range of matching base and wall units. Solid wood worktops. Built-in double oven. Electric hob with extractor over. Ceramic sinks with mixer tap. Built-in dishwasher and fridge/freezer. Space for washing machine/dryer. Built-in microwave.

**Lounge** 4.87 x 3.04m Glazed double doors to front and window to rear elevations. Oak flooring. Electric radiator. Fireplace with wood-burner.

#### **OUTSIDE :**

Double wrought iron gates lead to tarmac parking and turning area. A drive leads down to the garden with Terrain de Petanque and decking area with BBQ.

The gîte has its own walled garden.

Shed with solar energy unit.

4 car Garage. Wood shed/storage area. Drive to garden.

**ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. The gîte, the leisure complex and the owners accommodation has oil fired central heating. Le Moulin has electric underfloor heating. Broadband internet connection. Drainage is to an all water septic tank installed in 2019.

Taxes Foncières : 2,942€ per annum

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	12
Bathrooms	11
Price	€900,000

## Key Information

## Location: Loire Valley



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