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Period home and estate on the Mayenne river

Lion d'Angers, Maine et Loire, Western Loire



€620,000

inc. of agency fees

8 Beds 3 Baths 418 sqm 6.5 ha

Manor house with 6.5 hectares with river frontage and a jetty, purpose built stables, an extensive longere ripe for renovating, garage, hanger, paddocks, pool, ...

At a Glance

Reference MFH-LOR2032N

Bed 8

Land 6.5 ha

Near to Angers

Bath 3

Pool Yes

Price €620,000

Hab.Space 418 sqm

Land Tax N/A

Property Description

Bought as a project by the current owner a change of plans brings this unique home back onto the market. Priced for a quick sale this is going to make a fantastic home for whoever gets to snap it up. 6.5 hectares with nearly 300 meters of river frontage with your own jetty for mooring that river cruiser, purpose built stables, an extensive longere (with new roof) ripe for renovating, garage, hanger, paddocks, pool, etc.... all

within a very short drive of Lion d'Angers and 20 mins to Angers.

THE ACCOMMODATION

The manor dates back to the XVI century with the last recorded work taking place in the XVII century. Commissioned and owned by the local lord and knight and his wife this manor was later embellished in a renaissance style. Its placement on the banks of the Mayenne river near one of the principal routes to Angers via Lion d'Angers provide proof of it's noble beginnings. Today it offers the opportunity for someone to continue the renovations already well underway. The manor needs a kitchen but with a choice of at least two rooms to place it the new owners can take their time in deciding where best suits their lifestyle.

The reception rooms are well appointed with plenty of original features and the ground floor already benefits from underfloor heating in the principal rooms. The two upper floors provide ample space for family and friends with 3 large bedrooms on the 1st floor and 2 bathrooms and then 5 bedrooms on the upper floor (a restructuring and better distribution of the rooms would be beneficial and easy to do). Heating is up to spec and speed but the drainage needs seeing to (study has been done and can be provided). Structurally it appears in very good order with just in internal makeover needed on some of the bedrooms and bathrooms.

OUTSIDE

Outside of the manor to the rear we have a sizeable garden and terrace leading to the river bank and also a pool that has seen better days. The courtyard to the front provides a formal entrance at the end of a long tree lined drive and plentiful parking with the extensive longere to one side. This building has benefited from a new roof and is ripe for conversion/restoration into guest accommodation as required.

The new purpose built stable block and hanger combined with the enclosed paddocks highlight the lifestyle that this home would provide and with close proximity to Lion d'Angers and its world famous haras and equestrian events the potential for rental returns from visiting jockies and owners along with their horses is there to be exploited.

The estate covers a little over 6.5 hectares of private land with a formal gated entrance and separate stone built garage.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Lake or River View?	✓

And Before You Ask

Exposure:	West
Year of Renovation:	2000
Condition:	Good general condition
Heating System:	Underfloor heating
Reason for selling:	Other
Condition of Roof:	Good condition
Drainage:	Septic tank needs updating

Summary

Property type:	Mansion
Bedrooms:	8
Bathrooms	3
Price	€620,000

Key Information

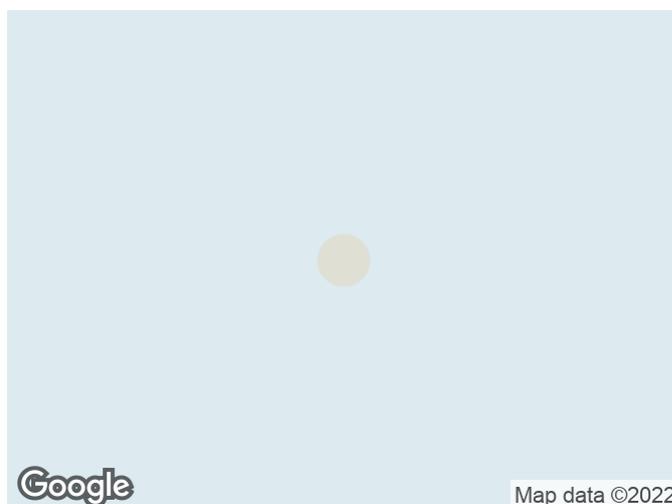
Year Built:	1567
Internal Area:	418 sqm
Land Area:	6.5 ha
Floor:	3
How many Outbuildings:	5
Number of Fireplaces:	5

Property Features:

- river frontage
- purpose built stables
- an extensive longere ripe for renovating
- garage
- hanger
- pool
- ...
- paddocks
- garage
- swimming pool
- land

Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes

Location: Western Loire



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