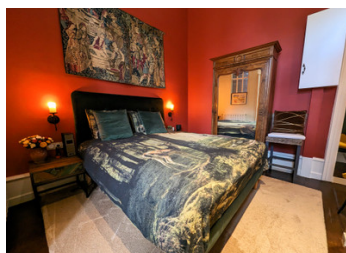
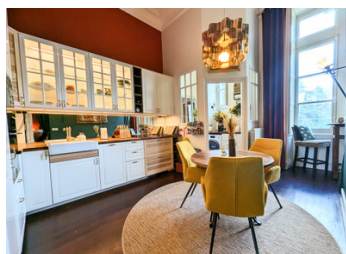


Spectacular apartment, within 19th Century neo-Renaissance Chateau with pool and extensive grounds.



INFORMATION

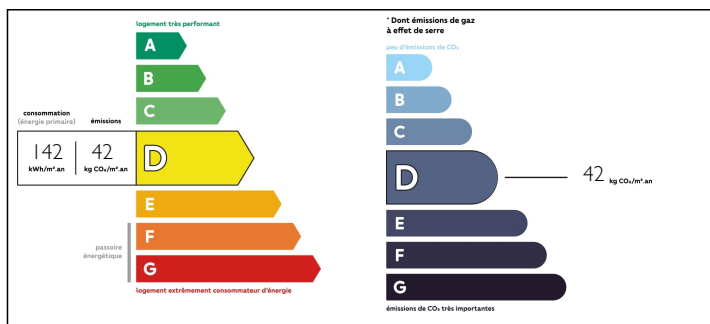
Town:	Baugé-en-Anjou
Department:	Maine-et-Loire
Bed:	1
Bath:	1
Floor:	60 m2
Outside Space:	231851 m2



IN BRIEF

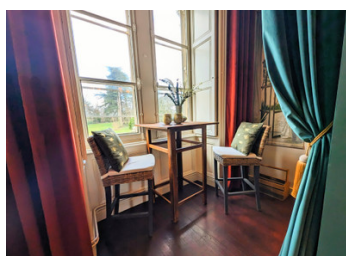
REDUCED IN PRICE TO SELL This exquisite apartment is newly renovated to an exceptionally high-standard, with modern utilities expertly combined with warm, traditional palette and regal finishes. As part of a close community of co-owners to this remarkable chateau, you can enjoy the bright salle d'été, the sun-bathed terraces, large swimming pool and sprawling grounds with lawns, lake and forest. The chateau is hidden in a peaceful area of the Loire Valley, yet is still walking distance from the nearby village, a short drive to amenities and within easy reach of Angers (Le Mans and Tours are also around 80km away). Nantes is only around 130km away, and Paris 270km.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

*** Note that the owner wishes to sell apartment fully-furnished, for an additional cost. All furniture is in like-new condition. This includes all furniture, appliances, utensils, etc. An offer will not be accepted without this. ***

The Apartment

The apartment is situated on the first floor, and can be accessed either by a lift or a grand 'escalier d'honneur' modelled after the famous staircase in Chambord.

The tall, traditional double entry doors open to the living room, with tall windows looking onto the northern entrance of the Chateau and bringing in plenty of light. The space feels large yet cosy, and has been recently redecorated with warm colours, which complement the wooden floors, and a dazzling empire chandelier.

Between the living room and kitchen, there is a convenient utility area with washing machine, space for appliances and storage. Internal windows allow the flow of light and echo the bright windows of the chateau's salle d'été.

The kitchen continues to play with light through its glass fronted cabinetry, mirrored walls and light, natural finishes. The units and appliances are new, and of high quality, and there is ample space for storage. In this area, there is generous space for a 4-person dining table, plus additional seating area at the window, perfect for enjoying a morning cup of coffee, or for working with a fantastic view!

Beyond the partition wall is the double bedroom, with built-in wardrobes and space for additional furniture. The bathroom has a...

NOTES