

Maison Saumur 700 m²



PRIX DE VENTE : 3 400 000 €

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DESCRIPTION

Welcome in the Saumur Valley, capital of equestrian art. Near the Loire Valley Regional Natural Park, in the heart of the "Gardens of France", this listed property was built in the 15th century. She accommodates a rare and exceptional vineyard, The Clos Saumur (Chenin Blanc grape variety) on an area of 2 hectares of vines over 30 years old, processed organically and managed in the form of commodat, exposed to the South and bordered by a wood of more than one hectare.

As soon as you pass through the 18th century artistic ironwork gate, you are struck by the panoramic view of a green valley which overlooks the heart of a charming village.

This magnificent manor enhanced by a park of more than 6,000 m² celebrates and honors History. It was renovated thanks to the rare demands of its owners and with the assistance of the Architectes des Bâtiments de France.

The main building covers more than 500 m² on 3 levels distributed by a magnificent spiral staircase in cut stone leading to a tower.

Art is the pivot of historical rehabilitation: each piece has been worked with architectural elements faithfully restoring the heritage whose restoration and conservation have been valued and awarded by the VMF organization.

The ground floor serves a magnificent kitchen harmoniously arranged around a spectacular "La Cornue" central island and a La Cornue piano which will delight fine gourmets.

Large double-mullioned windows opening onto the gardens illuminate the twenty rooms including reception rooms, a lounge, a living room, a guest bedroom with shower room and a guest toilet with hand basin. The rooms all have a beautiful fireplace.

Two bedrooms and two bathrooms, one of which with a spa, occupy the 1st floor as well as an office and toilets, while the 2nd level is made up of a very large reception room whose cathedral framework is the keystone and of which the volumes leave room for imagination (reception room, bedrooms with bathroom, reading room, games room, library, etc...)

An enchanted and mastered parenthesis: the masters of the place have sowed refinement in every corner of this residence, in the furniture as well as in the objects, works, paintings and tapestries. A light artist illuminated the interiors like a lighting goldsmith, creating a bridge between History and Present. Comfort reigns supreme: motorization of the gate and garages, Viessmann heat pump with high-end hybrid system, underfloor heating, i-LED lighting, Bang & Olufsen audio and video sound system, automation of watering, securing the heated swimming pool. The frames, stained glass windows, walls, floors, framework and roof are in perfect condition.

An orangery decorated with a pergola decorated with climbing and fragrant roses invites you to the sweetness of life or the organization of prestigious, cultural or festive events.

A large outbuilding, a separate apartment and cellars offer additional furnished spaces. A spacious secure double garage houses the vehicles and the technical rooms are optimally organized.

Set back, in a space dedicated to relaxation and tranquility, a green lawn surrounds the swimming pool. Terraces, vegetable gardens, Italian and Anglo-Japanese gardens and an arboretum of rare species offer a setting conducive to serenity, while the French gardens bordered by perfectly maintained boxwood beds and decorated with pleated lime trees create a characteristic landscaped space.

This unique place is located 1.5 hours from Paris by train and one hour from Tours airport, in the heart of a

region renowned for its gastronomy, its castles, its antique shops and close to the illustrious Cadre Noir de Saumur.

Well presented by BD : +33 6 63 142 642

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	700.0 m ²	NB de pièces :	20 rooms
NB de chambres :	6 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 81

Indice d'émission de gaz à effet de serre (GES) : C 24



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