

Country house of 185m2 habitable space, close to the Loire with large dependencies.



## INFORMATION

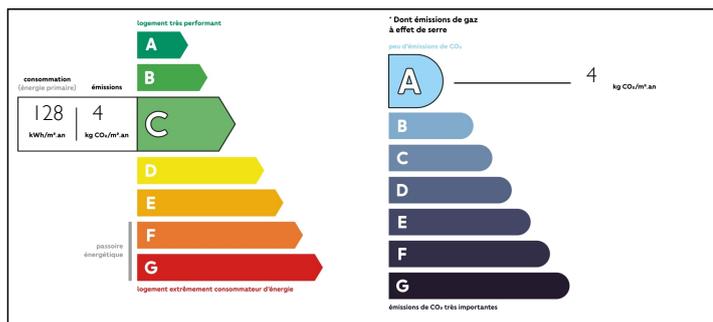
Town:	Loire-Authion
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	185 m2
Plot Size:	2880 m2



## IN BRIEF

This 'tuffaut' stone house has plenty of original period features and is located a short distance from a vibrant river-side village. This property has the feel of a rural property, without being isolated. The reception rooms are large and welcoming, with double doors and super large fireplaces. The kitchen has plenty of utility space and a 'cave'. Upstairs are 3 well-proportioned bedrooms, 2 bathrooms and a smaller side room, ideal as a dressing room or office. The attic is suitable to be converted into further bedrooms. This property is energy-efficient - unusual for a period property. The interiors and bathrooms require finishing - to your taste. Outside there are several outbuildings with excellent potential, garden to the front and rear with space for a vegetable plot and parking for several cars.

## 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

On the ground floor:

Entrance hall leading to: Two large large reception rooms [29m<sup>2</sup> & 11m<sup>2</sup>], one with patio doors out to the front garden; Dining room [16m<sup>2</sup>], with large period fireplaces. Kitchen [19m<sup>2</sup>] leading to hall and door out to the garden, WC and cellar [17m<sup>2</sup>].

Lovely solid wooden staircase leads to -

The first floor:

Landing leading to Master bedroom [21m<sup>2</sup>]; Shower room [3m<sup>2</sup>] and WC; Bedroom 2 [15m<sup>2</sup>] connected to a side room [16m<sup>2</sup>]; Bedroom 3 [14m<sup>2</sup>]; Bathroom [5m<sup>2</sup>].

The staircase continues up to the attic which is suitable to be converted into additional accommodation.

The property benefits from good insulation and is heated by heat pump. The windows throughout are double glazed.

Outside: The property is enclosed by stone walls. The garden to the front of the house is lawned, with attractive, mature trees and gravelled parking area. The garden to the rear is grassed, with mature fruit trees and has space for a potager garden and a swimming pool (subject to local permissions). The various outbuildings would be ideal for a hobbyist, collector, or artisan business. The attractive original barn adjoining the house has been used for storage and has office rooms. It has a good structure, with lovely beams and could be converted to provide additional accommodation (pending local permissions). A large modern barn of approximately 100m<sup>2</sup> to the rear of the property could be a spacious workshop. There are additional derelict outbuildings in the garden.

This lovely property...

## NOTES