

Two character country houses, each with a swimming pool, ideal as a residence with on-site gîte.



INFORMATION

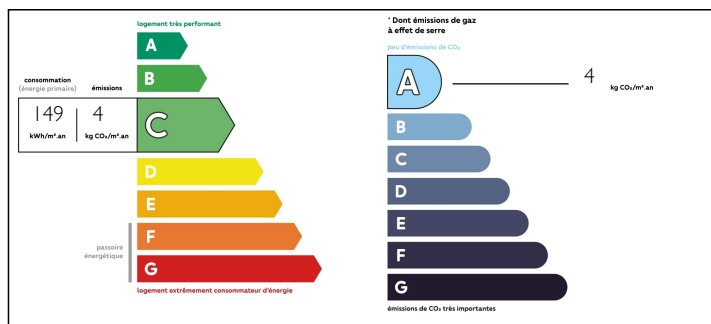
Town:	Les Hauts-d'Anjou
Department:	Maine-et-Loire
Bed:	10
Bath:	5
Floor:	400 m2
Plot Size:	30000 m2



IN BRIEF

Live the rural lifestyle with plenty of space to breathe at this property in the Loire Valley countryside. These two lovely houses have been thoughtfully renovated with authentic materials. Both have 5 bedrooms each. The converted chapel has a huge open living space, perfect for family meals. Upstairs there are 3 bathrooms. The spiral staircase leads up to the 4th. To the side is a wonderful pool annexe with covered terrace, sauna and the 5th bedroom. The second house also has original features - old bread ovens, beams, exposed stone. The kitchen and dining spaces are vast - great for entertaining. The whole property would work well as a main residence with large gîte or as a spacious home for an extended family. Outside there is plenty of space to relax - 2 heated swimming pools, 2 terraces, plenty of lawned garden and space for a horse or two or a...

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.



NOTES

DESCRIPTION

A beautifully converted former chapel, approx 200m2 comprises:

On the ground floor: Lovely open fitted kitchen [18m2], dining and living space [56m2] with exposed stone work and a working fireplace with insert stove. Laundry Room / Storage [3.9m2], WC.

Stone staircase leads to the 1st Floor:

Landing; Bedroom 1 [19m2] with Dressing Room [4.7m2], Shower Room [4.7m2]; Bedroom 2 [11.25m2] with shower room [2.42]; Bedroom 3 [15.5m2] with shower room with WC [3.4m2]. Separate WC.

Spiral staircase to Bedroom 4 [27m2].

Outside and to the rear: enclosed sun room leading to the pool annexe:

Ground floor: Sauna and shower room with WC.

First floor: Dressing room; Bedroom 5 with bathroom.

Pool room and storage.

Heated chlorine pool 12 x 6m with rigid roller cover.

The second house has also been beautifully renovated, with exposed stone and beams throughout. A typical longère farm building conversion, the first floor rooms have sloping ceilings (approximate measurements given here are floor space with ceiling height of 1.8m or more):

Ground Floor:

Entrance to the kitchen [31m2]. Living room with Godin stove, bread ovens [39m2], WC and basin. Dining Room with open fireplace [56m2], doors out to the terrace and garden. Laundry room [5.9m2], WC with basin and door to the external covered log / bin store.

The first floor is accessed via two staircases:

From the living room - Solid timber Staircase leading to landing; Bedroom 1 [9.2m2], Shower room