LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43362MGO49

Price: 236 000 EUR

agency fees to be paid by the seller

Charming 4-bedroom home with pool, spacious grounds and large outbuilding near Doué-en-Anjou















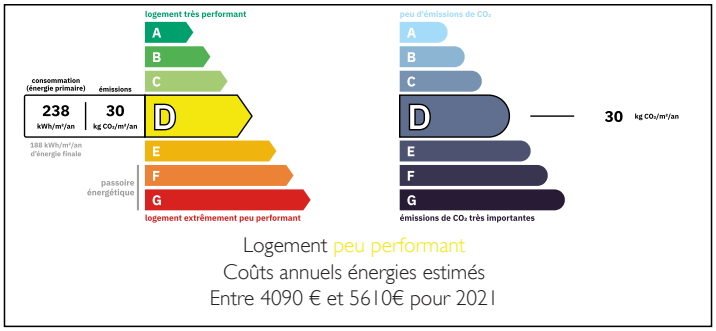
INFORMATION

Town:	Lys-Haut-Layon
Department:	Maine-et-Loire
Bed:	4
Bath:	3
Floor:	187 m2
Plot Size:	3166 m2

IN BRIEF

This elegant 1774 home offers 187 m² of bright, comfortable living space on a generous 3,166 m² plot. With 4 bedrooms, a pool, terrace and large outbuildings, it blends historic charm with modern comfort. Located in a quiet hamlet near Nueil-sur-Layon, it offers privacy while remaining close to Doué-en-Anjou, Thouars and the amenities of the Loire Valley.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4090 € et 5610€ pour 2021

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.

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NOTES

DESCRIPTION

Set in a tranquil hamlet, this beautifully presented stone home dating from 1774 offers 187 m² of character-filled living space. The house features exposed beams, original stonework, generous rooms and an abundance of natural light throughout. It includes four well-proportioned bedrooms, three bathrooms, a cosy yet spacious living room, a dining room and a separate kitchen.

South-facing, the house opens onto a generous 3,166 m² garden with mature trees, lawns and several seating areas. A 10 × 5 m swimming pool, sun terrace and pool house create an ideal outdoor leisure space. The property also benefits from private parking and a large, versatile outbuilding, ideal for storage, use as a workshop or a variety of hobbies. Detached and set back from a quiet no-through lane, it offers peace, privacy and a charming countryside setting while remaining close to village amenities and nearby market towns.

The property is also well placed for regional transport links, with Tours Val de Loire Airport approximately 95 km away, Nantes Atlantique Airport around 120 km away and Poitiers-Biard Airport about 85 km away. The area is rich in attractions, including the renowned vineyards of the Loire Valley, the Bioparc de Doué-la-Fontaine, the historic town of Saumur with its château and the Cadre Noir, as well as numerous walking and cycling routes along the Layon and Loire rivers.

Kitchen: 26.84 m²
Dining room: 31.49 m²
Living room: 30.67 m²
Cellar: 6.64 m²
Entrance hall: 5.85 m²
Bathroom: 6.14 m²
Bedroom 4: 11.32 m²
Utility room: 8.67 m²
Bedroom 1: 14.57 m²
Bedroom...