

Charming Stone Longère with Gîte Potential near Saumur, Loire Valley

EXCLUSIVE



INFORMATION

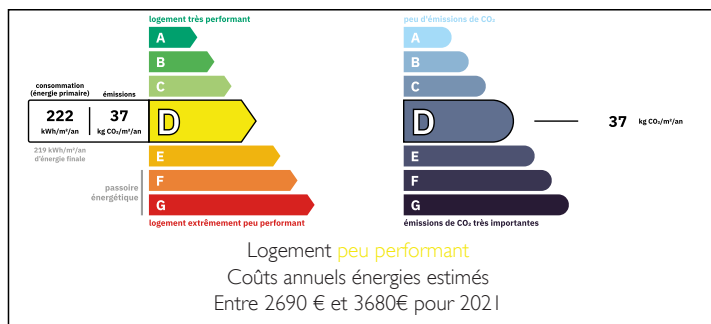
Town:	Raslay
Department:	Vienne
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	1330 m2

IN BRIEF

Beautiful character stone longère in the village of Raslay, near Fontevraud Abbey and Saumur. In excellent condition, this versatile home offers two kitchens, flexible accommodation with three bedrooms and two bathrooms, a stunning 50m² loft-style living space, gardens, and extensive outbuildings. Ideal as a family home, holiday retreat, or gîte opportunity.

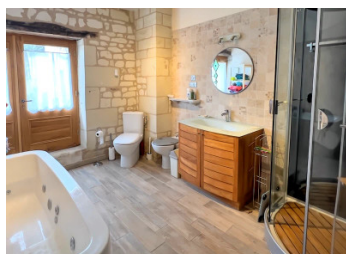


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 144 EUR

Taxe habitation: 240 EUR

NOTES

DESCRIPTION

Situated in the peaceful village of Raslay, within easy reach of the historic Fontevraud Abbey and the lively town of Saumur, this charming stone longère offers a wonderful blend of character, comfort, and flexibility. Presented in excellent condition throughout, the property is perfectly suited as a permanent home, second residence, or a property with income potential.

The layout is both unique and highly adaptable. On one side of the ground floor, you'll find a cosy living area with a log burner, a kitchen corner, and WC, creating a warm and inviting everyday space. Stairs lead from here to two bedrooms and a bathroom on the first floor.

On the other side of a charming covered terrace, and with its own independent access, is a second ground-floor living area comprising a kitchen/dining room, a bedroom, and a bathroom. An ideal place for guests, extended family, or as a self-contained gîte.

Linking these two parts of the house is a truly impressive first-floor living space of approximately 55m², featuring a loft-style design with high ceilings and wood flooring. This bright and airy room not only provides a stunning central living area but also allows the property to function either as one spacious home or as two independent spaces.

Outside, the garden is surrounded by open countryside, offering peace and privacy, with a terrace for outdoor dining and an above-ground pool for enjoying the warmer months. A range of outbuildings adds significant appeal and potential, including an atelier with kitchen that...