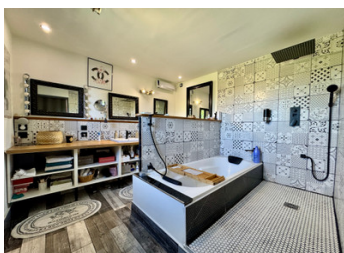


Idyllic countryside property with rental apartments, pool, field and stunning views.



INFORMATION

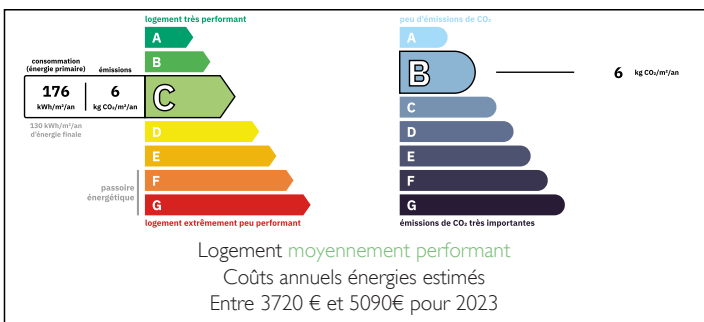
Town:	Baugé-en-Anjou
Department:	Maine-et-Loire
Bed:	5
Bath:	4
Floor:	271 m2
Plot Size:	16557 m2



IN BRIEF

Set in idyllic rolling countryside north of the River Loire in historic Anjou, and just moments from Baugé-en-Anjou, this beautifully renovated contemporary timber-clad property offers approximately 210m² of versatile living space with far-reaching rural views. The accommodation includes a stylish 2-bedroom principal residence, a self-contained 1-bedroom apartment and a further 2-bedroom apartment, making it ideal for a multi-generational family or a lucrative tourism business with owners' accommodation. Renovated with meticulous attention to detail, the property features high-quality fixtures and fittings throughout. Landscaped gardens, terraces, pergola, barbecue area and a heated swimming pool create exceptional outdoor living spaces. A large hangar, separate parking area and non-attached field of approximately 1.5 hectares complete the property. Furniture may also be available by separate negotiation.

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

Nestled in peaceful countryside a very short distance from the popular town of Baugé-en-Anjou, this attractive timber-clad property combines contemporary style with a warm and welcoming atmosphere in an exceptional rural setting.

Offering approximately 210m² of habitable space, the property has been thoughtfully configured to provide flexible accommodation across three distinct living areas. The principal residence includes spacious and light-filled reception rooms, two bedrooms and beautifully appointed bathrooms, while two independent apartments — one with a single bedroom and the other with two bedrooms — provide excellent possibilities for extended family living, welcoming guests or developing a profitable short-term rental business whilst retaining comfortable owners' accommodation.

The quality of renovation throughout is immediately evident, with careful attention paid to both aesthetics and comfort. High-quality fixtures, tasteful finishes and cohesive interior styling create elegant yet practical living spaces ready for immediate enjoyment.

The centrepiece of the home is undoubtedly the superb kitchen and dining room, where large openings frame far-reaching views across the surrounding countryside. Designed as a sociable heart of the property, this space flows naturally towards the outdoor entertaining areas and perfectly captures the relaxed lifestyle this property offers.

Outside, the landscaped gardens and terraces have been carefully designed to prioritise relaxation and entertaining. Decked seating areas, a shaded pergola and an impressive barbecue space create multiple areas to enjoy outdoor living throughout the seasons. The heated swimming pool is beautifully enclosed by mature shrubs, trees and established planting, creating a wonderfully private and tranquil environment.

LOCAL TAXES

Taxe foncière: 1534 EUR

NOTES