LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45286JCC49

Price: 275 600 EUR

agency fees to be paid by the seller

Unique Village Property with Atelier and Endless Potential in Fontevraud l'Abbaye















INFORMATION

Town:	Fontevraud-l'Abbaye
Department:	Maine-et-Loire
Bed:	6
Bath:	2
Floor:	265 m2
Plot Size:	130 m2

IN BRIEF

Rare opportunity in the heart of Fontevraud l'Abbaye, just steps from the Royal Abbey and overlooking the village square. This unique property offers approximately 265m² of living space, including a characterful atelier/workshop with loft-style living accommodation, linked to a substantial village house requiring renovation. With 6 bedrooms, outbuildings, garage, and small garden, the property offers endless possibilities as a family home, chambres d'hôtes, gîte business, artist's retreat, or mixed home and business project. A truly special property in an exceptional location with enormous potential.

ENERGY - DPE

DPE not required.

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

Unique Village Property in the Heart of Fontevraud l'Abbaye

Perfectly positioned in the heart of the historic village of Fontevraud l'Abbaye, just a few steps from the entrance to the Royal Abbey, this exceptional property offers an exciting opportunity to create a remarkable family home, hospitality business, or creative retreat.

Overlooking the charming village square, the property enjoys an enviable setting with beautiful views and enormous potential. Comprising approximately 265m² of living space, the property is currently arranged as two interconnected buildings, offering flexibility for a variety of projects.

The first part of the property is a truly unique atelier/workshop space, ideal for artists, craftspeople, or anyone seeking an inspiring work-from-home environment. Above the workshop is a wonderful light-filled living room, while the upper floor provides a private bedroom space, creating an atmospheric and characterful loft-style residence.

Linked to the atelier is the main house, a substantial village home in need of renovation, offering six bedrooms, a kitchen, one bathroom, and two reception rooms. The layout lends itself perfectly to transformation into a spacious family residence, chambres d'hôtes, gîte accommodation, holiday apartments, or a combination of home and income-generating business.

Additional features include numerous outbuildings, a garage, and a small garden, all adding to the versatility and appeal of this rare property.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr