LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46727MNL49 Price: 548 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (520 000 EUR without fees)

Charming 3-bedroom period home with pretty barn, mature gardens and countryside views.







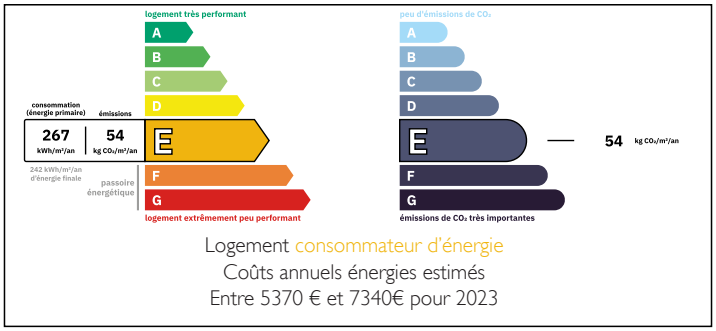








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5370 € et 7340€ pour 2023

INFORMATION

Town:	Mozé-sur-Louet
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	201 m2
Plot Size:	6444 m2

IN BRIEF

Situated in a peaceful, no-through hamlet of just four properties near the village of Mozé-sur-Louet, this beautifully renovated character home enjoys an idyllic countryside setting within easy reach of Brissac-Quincé, Angers and the main routes to Cholet, Nantes and Le Mans. Combining period charm with comfortable family living, the property features spacious reception rooms, three bedrooms, a sauna, and an additional ground-floor room with potential for a fourth bedroom. Set within attractive mature gardens with a spring-fed pond, paddock, vegetable garden and numerous specimen trees, it also boasts a delightful stone barn transformed into a bright summer house, ideal for entertaining, hobbies, a workshop, home office or possible guest accommodation (subject to the necessary permissions). A rare opportunity to enjoy the tranquillity of the Anjou countryside while remaining well connected.

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

Peaceful, private and full of character, this beautifully renovated period home enjoys an idyllic setting within mature gardens, complete with a charming stone barn offering endless possibilities for entertaining, hobbies or future projects. An ideal family home or countryside retreat, it is perfectly placed for enjoying the tranquillity of rural Anjou while remaining within easy reach of Angers and the Loire Valley's many attractions.

The entrance opens into an impressive dining room with a vaulted ceiling and original bread ovens, creating a wonderful focal point. The fitted kitchen enjoys direct access to the rear terrace and is complemented by a practical back kitchen and laundry room as well as the boiler room.

The ground floor also offers a choice of reception rooms: a sitting room with fireplace and marble floor, a cosy lounge with a wood-burning stove, a sauna with adjoining shower room, a separate WC, and a further reception room with access to the cellar that could easily be adapted as a ground-floor bedroom if required.

Upstairs, the landing leads to a spacious principal bedroom with small dressing room, a family bathroom with spa bath and WC, a second bedroom with a walk-in wardrobe, and a third bedroom currently used as a home office.

Outside, the established gardens provide interest throughout the seasons, with sweeping lawns, magnificent oak, walnut, ginkgo and chestnut trees, mature roses and hydrangeas, fruit trees, a productive vegetable garden, a naturally fed pond, a small paddock and a traditional well with pump. A...