LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48568MNL49 Price: 498 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (470 000 EUR without fees)

Characterful Tuffeau Stone Home with Independent Cottage located in a Loire Riverside village.

EXCLUSIVE















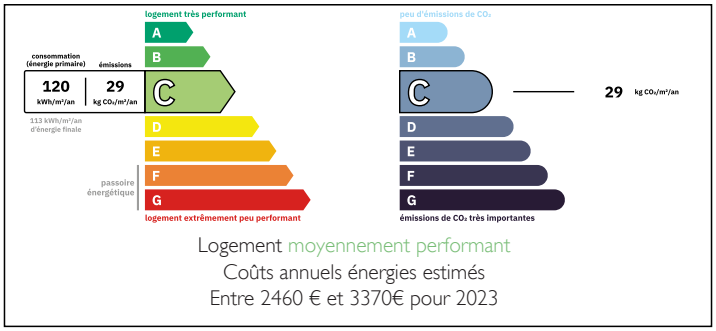
INFORMATION

Town:	Gennes-Val-de-Loire
Department:	Maine-et-Loire
Bed:	4
Bath:	3
Floor:	210 m2
Plot Size:	8600 m2

IN BRIEF

Beautifully renovated tuffeau stone property of approximately 210m², comprising a characterful main house and an independent one-bedroom cottage, set within generous private grounds with gardens, orchard, vegetable garden, meadow and woodland. The main house combines original character with quality finishes and excellent energy efficiency, offering three bedrooms, including a ground-floor bedroom and bathroom, a spacious office that could become a fourth bedroom, and generous living areas. There is further development potential. The independent cottage has its own access and private garden and is currently operated as a successful holiday rental. It could also be incorporated into the main house, offering flexibility for family living, a French holiday home or a property with established rental potential. The secluded grounds provide a peaceful setting with plenty of space for outdoor living and further possibilities.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2460 € et 3370€ pour 2023

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 peaceful position on the edge of the pretty Loire Valley village of Saint-Martin-de-la-Place, this attractive tuffeau stone property has been carefully renovated using quality materials while retaining the character and charm of the original house. Soft, natural decoration complements the property beautifully, while the original fireplaces have been carefully preserved and enhanced as attractive architectural features.

Ground Floor

A spacious entrance hall leads to a bedroom, bathroom and separate WC, providing a particularly practical arrangement for guests, multi-generational living or anyone looking for comfortable ground-floor accommodation.

The welcoming sitting room features an original fireplace, creating a warm focal point. The heart of the home is the impressive kitchen-dining room, fitted with a quality kitchen and high-end appliances and centred around a beautiful original fireplace. A walk-in pantry provides excellent storage, while a boot room and additional cellar/pantry complete this level.

The ground floor also gives access to the large adjoining workshop and garage. These spaces currently provide excellent storage and workspace, while also offering potential for further development, subject to any necessary permissions.

First Floor

A beautifully restored solid wood staircase leads to an open landing serving two bedrooms, one of which benefits from its own shower room and there is a separate WC.

A spacious office provides a comfortable home-working space and connects to an additional room. Together, these rooms offer the possibility of