LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48601MNL49 Price: 905 000 EUR

agency fees to be paid by the seller

Super Equestrian Estate with Flexible Character Home near Angers







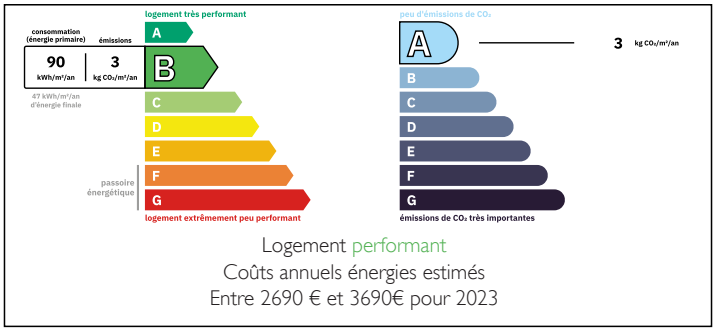








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2690 € et 3690€ pour 2023

INFORMATION

Town:	Longuenée-en-Anjou
Department:	Maine-et-Loire
Bed:	7
Bath:	5
Floor:	325 m2
Plot Size:	190000 m2

IN BRIEF

Offering a rare combination of space, nature and high-quality equestrian facilities, this exceptional property extends to approximately 18 hectares, including 6 hectares of mature woodland in a peaceful valley. The River Mayenne is close by, with beautiful views across the river, woodland and countryside from the higher ground.

The spacious, characterful house is arranged in three distinct areas, with multiple living spaces, bedrooms, offices and bathrooms. This highly flexible layout is ideal for family life, multi-generational living, staff accommodation or rental.

Extensive equestrian facilities include loose boxes, tack rooms, covered and outdoor arenas, paddocks and direct access to riding trails. Close to Le Lion-d'Angers and just 15 minutes from Angers, the property offers excellent potential for equestrian, nature or outdoor pursuits, with the added benefit

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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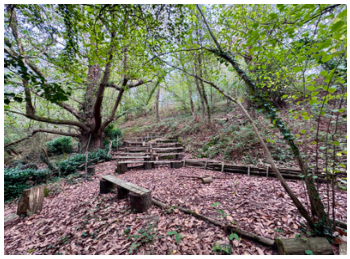
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NOTES

DESCRIPTION

Set in a remarkable natural setting close to the River Mayenne, this substantial equestrian property offers a rare combination of space, nature and extensive equestrian facilities, just 7 minutes from Le Lion-d'Angers and 15 minutes from Angers.

The estate extends to approximately 18 hectares, comprising 12 hectares of pasture and 6 hectares of mature woodland, including some magnificent trees several hundred years old. The woodland occupies a natural valley, creating a peaceful and wonderfully private environment, while the River Mayenne lies alongside the land. From the higher parts of the property, there are beautiful views across the river, woodland and surrounding countryside.

The house is currently arranged as three distinct areas, offering exceptional flexibility and the possibility of creating two or three independent living units thanks to its separate entrances.

The first section comprises, on the ground floor, an entrance hall, living room with fitted kitchen, an office which could also be used as a bedroom, a sitting room, a shower room with bath and shower, and a separate WC. Upstairs are two bedrooms, including a large attic bedroom and a second bedroom with its own shower and separate WC, together with direct external access via a staircase. Two terraces, facing south/south-east and north/north-west, complete this part of the house. Heating is provided by underfloor heating supplied by a heat pump installed in 2025, with electric radiators upstairs.

The second section comprises a large dining room, fitted kitchen with wood-burning range, double sitting room with fireplace, a very...