LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48760MNL49 Price: 325 500 EUR

agency fees to be paid by the seller

Characterful 3-Bedroom Stone House with Extensive Outbuildings in the Loire Valley vineyards.















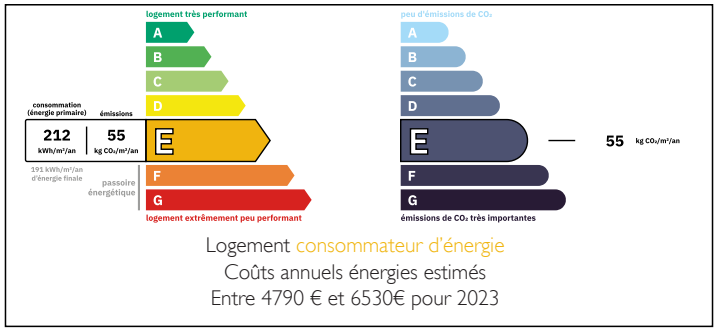
INFORMATION

Town:	Rochefort-sur-Loire
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	188 m2
Plot Size:	1819 m2

IN BRIEF

Set in the rolling vineyard countryside of Anjou, close to the charming village of Rochefort-sur-Loire, this characterful 188 m² stone property offers generous living space and exciting potential. Formerly a winegrower's home, it combines authentic features with a thoughtfully arranged interior. The ground floor includes a welcoming sitting room with original fireplace and a spacious kitchen/dining room opening onto the terrace and enclosed garden. Upstairs, a second sitting room enjoys lovely views over the garden and surrounding vineyards, alongside three bedrooms, including a master suite with private shower room, and a second shower room. A real highlight is the extensive attached outbuildings, formerly wine stores and garages, offering excellent space for workshops, vehicles, storage or potential further development, subject to permissions. Outside, the mature garden, electric gates, private parking and peaceful setting create an appealing country retreat.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4790 € et 6530€ 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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48760MNL49 Price: 325 500 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**1338 EUR**

NOTES

DESCRIPTION

THE PROPERTY

The entrance opens directly into a spacious and welcoming sitting room, where an attractive original fireplace provides a lovely focal point. The adjoining kitchen and dining room is a generous space for family meals and entertaining. Large sliding glass doors connect this room directly to the terrace and garden, creating an easy flow between indoor and outdoor living during the warmer months.

A corridor leads from the sitting room to a hallway with useful storage, a separate laundry room and the staircase to the first floor. This part of the house also provides access to the substantial former wine stores and garage buildings.

Upstairs, the layout is particularly interesting. A generous second sitting room provides an additional living space, with lovely views across the garden and surrounding vineyards. A few steps lead to the principal bedroom, which benefits from a spacious private shower room. Two further bedrooms, each with their own dressing area, are served by a second large shower room with WC. The arrangement offers flexibility for family life and visiting guests.

OUTSIDE AND OUTBUILDINGS

The property stands in an attractive enclosed garden, with mature trees and established shrubs providing shade and a pleasant sense of space. A terrace offers an ideal setting for outdoor dining, while the elevated views across the surrounding countryside and vineyards are a particular pleasure. Electric entrance gates open onto a private parking area.

One of the property's most interesting features is the extensive range of attached outbuildings, formerly used as wine...