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Charming family home and gite in the Loire

Noyant, Maine-et-Loire, Loire Valley



€310,000

inc. of agency fees

7 Beds 4 Baths 260 sqm 3000 sqm

Charming family home and gite in a peaceful setting with direct access to forest walks and paths this excellent area of the Loire Valley. An idyllic location to relax

At a Glance

Reference	MFH-LOR1964N	Near to	Angers	Price	€310,000
Bed	7	Bath	4	Hab.Space	260 sqm
Land	3000 sqm	Pool	Yes	Land Tax	N/A

Property Description

Tucked away on the edge of the forest this charming family home and rental gite enjoys a peaceful setting with direct access to forest walks and paths whilst still retaining excellent access to the local and tourist market towns. This home is well located being between market towns and a 20 minute drive into Saumur makes this home appealing both as a permanent and holiday home with excellent and proven rental potential.

This established 'gite' business has been successfully run since the property was fully renovated in the 1990's with regular returning guests to enjoy the sizeable guest lodge, clean air, great weather and of course the pool. This property is being offered with all the furniture in the guest lodge and the possibility of taking over any existing bookings, if required.

THE ACCOMMODATION

In the Main House

The main home has a recent spacious kitchen opening into the dining hall with views and direct access to the garden and terrace. Utility rooms, shower and wc provide the practical elements for the ground floor and the large lounge with feature wood burner offer more private space to relax.

Upstairs are 3 good sized double bedrooms with two sharing access to a balcony terrace with great views over the garden and to the forest beyond (ideal for those amateur nature photographers and bird watchers) and a family bathroom with wc. Separate outside stairs also lead down from bedroom 3 (currently an office) which could make a self-contained studio if needed.

The Gite

The guest lodge also benefits from a new kitchen with access to the dining and lounge areas. Completing the ground floor we have a large family bathroom (with disabled access) and twin bedroom. Stairs lead to the landing with 3 further bedrooms and a shower room with wc. Marketed as a 6 person gite but with space for 8 if needed. The guest lodge has it's own private garden space and covered dining area.

OUTSIDE

The grounds cover just over 3/4 of an acre with established lawn, trees and a pond as well as a swimming pool (10m x 4m) and terrace. There is a sizeable storage barn and separate stone annex. The buildings are well placed and spaced offering privacy for all occupants and the surrounding forest allows nature to be part of your life on a daily basis.

An idyllic location to relax and unwind whilst preparing for your next guests. Lovely quiet setting ... no negatives & REDUCED PRICE.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

And Before You Ask

Exposure:	South
Year of Renovation:	1990
Condition:	Ready to move in
Currently lived in:	Yes
Condition of Roof:	Good condition
Drainage:	Brand new septic tank

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	4
Price	€310,000

Key Information

Year Built:	1800
Internal Area:	260 sqm
Land Area:	3000 sqm
Floor:	2
How many Outbuildings:	3
Number of Fireplaces:	3
Property Features:	<ul style="list-style-type: none">• 2 houses• a pool• reduced price
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

Location: Loire Valley



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C. BAUER – Sunday Times

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S. and L. BROWN

