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Rustic comfort in the Loire Valley

Baugé-en-Anjou, Maine et Loire, Loire Valley



€299,000

inc. of agency fees

5 Beds 2 Baths 150 sqm 2 ha

Nicely presented property retaining its “rustic charm” with scope for improvement, and 5 acres land in the Loire Valley.

At a Glance

Reference	MFH-LOR2039N	Near to	Angers	Price	€299,000
Bed	5	Bath	2	Hab.Space	150 sqm
Land	2 ha	Pool	No	Land Tax	N/A

Property Description

Lovingly owned and enjoyed by the current owner for the last 30 years this home has been tastefully transformed from its humble “fermette with outbuildings” origins to a comfortable family home and separate gite. Surrounded by its paddocks and gardens this property enjoys a central courtyard with plenty

of parking and a selection of outbuildings ripe for a number of uses.

THE MAIN HOUSE

The main house has two good sized reception rooms, both with feature fireplace and wood burners, a downstairs bedroom (ideal for conversion into a large family kitchen), existing kitchen and office (ideal for converting into a downstairs bathroom/wc if required). Upstairs offers a sizeable landing area with bathroom and wc and two large double bedrooms.

The whole house offers many character features such as quarry tiled floors, ceiling beams, exposed stonework, etc... West facing provides spectacular sunsets and the south rooms have views over the pond and paddocks beyond.

THE GITE

The separate gite has been rented out with success for many years and provides a dining room with kitchen, separate lounge, wc and upstairs a landing with shower room and wc and two good sized double bedrooms. In the same building via separate entrances there is a large “party room” and wc and shower room.

OUTSIDE

As well as the gite there is a large open hangar offering covered parking, a sizeable metal covered barn and wood store, a laundry house and old stables. The 2 hectare estate surrounds the buildings on all sides and provides ample parking, al-fresco dining area, several paddocks and a vegetable patch. Note all the land is organic and has been for at least the last 30 years.

ABOUT THE AREA

Located in the countryside a short drive from the local village with school, bakers, post office and excellent restaurant and circa 10 mins to the popular market town of Baugé-en-Anjou which has all the amenities you could need. The Zoo at La Fleche is circa 15 mins away (a very popular local attraction) with Saumur and the Loire Valley circa 30 mins drive.

OUR OPINION

Ideal for a family who wish to benefit from rural life in France whilst retaining excellent access to schools, doctors, restaurants, etc. Nicely presented retaining its “rustic charm” with scope for modifications/improvement depending upon requirements.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Exposure:	West
Year of Renovation:	1990
Condition:	Good general condition
Heating System:	Wood burner system
Reason for selling:	Other
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Septic tank needs updating
Property Tax:	€1200.00

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€299,000

Key Information

Year Built:	1665
Internal Area:	150 sqm
Land Area:	2 ha
Floor:	2
How many Outbuildings:	4
Number of Fireplaces:	3
Property Features:	<ul style="list-style-type: none">• 2 ha land• gite• character property• rustic charm• several paddocks
Has an Office / Study?	Yes
Has a Garden	Yes
Has ADSL/Broadband?	Yes

Location: Loire Valley



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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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