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Rural Inspiration in 3 acres of land near Angers

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



€347,690

inc. of agency fees

4 Beds 2 Baths 200 sqm 1.5 ha

A fabulous 4 bedroomed country gem with over 3 acres land near Angers in the Loire valley, ideally suited as a permanent or holiday home with scope to expand. **NEW PRICE!**

At a Glance

Reference	MFH-LOR2060N	Near to	Angers	Price	€347,690
Bed	4	Bath	2	Hab.Space	200 sqm
Land	1.5 ha	Pool	No	Land Tax	N/A

Property Description

Wherever you look within the grounds of this property your met with ideas for painting, opportunities to create, areas to sit and relax, walks within the woodland, outbuildings destined to become greater things and moments to while away whilst enjoying the sunshine and peace and quiet this home offers.

It's difficult to imagine that you're only a short 5 minute drive into the heart of Bauge-en-Anjou with all the

amenities you'll ever need and an excellent choice of restaurants. Then approx. 30 minutes is the medieval city of Angers steeped in history and architecture and then, once you've done with that it's back to the tranquility of "rural life" with of course added modern day comforts that this well presented home can provide...

THE ACCOMMODATION

Lovingly improved and enjoyed since 2001, the time has come for this fermette to find a new owner. The spacious south exposed accommodation within the house of large lounge with feature fireplace, beams and tiled floors enjoys double aspect views over the rear garden and courtyard, the well appointed fitted kitchen is large and has ample space for a dining table, the former cellar has been modernised and today offers a breakfast room with direct access to the wine cave and a good sized mezzanine above used as a bedroom or study as needed.

The ground floor is completed with a laundry room (possible shower) and separate wc and master bedroom with en-suite shower room and wc. The central hall has stairs leading to the first floor where you'll discover 2 further bedrooms and bathroom with wc.

OUTSIDE

Arranged around the courtyard there's a selection of outbuildings including; - an art studio/craft room (or anything else that takes your fancy) of approx. 60 sqm with a usable attic space above, attached to this is the barn/garage (parking for several vehicles), opposite the house another outbuilding today has a number of store rooms, a large workshop with mezzanine area and stables. The focal point of the courtyard is without doubt the flourishing twisted willow providing shaded al-fresco areas when needed.

With the buildings positioned centrally in the plot the owner has created a number of paddocks to allow rotational grazing for her horses along with paths through the woodland, ornamental pond, vegetable patch, etc. etc. There is a well with electric pump used for gardening etc...

*A charming rural location whilst only a short distance to the hustle and bustle of the nearby market towns. **RECENTLY REDUCED***

Environment & Surroundings

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

And Before You Ask

- Exposure: South
- Year of Renovation: 2000
- Condition: Very good
- Reason for selling: Other
- Currently lived in: Yes
- Condition of Roof: Good condition

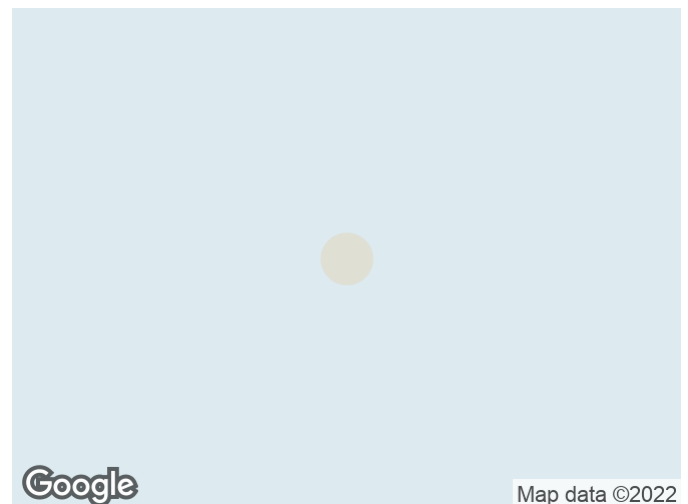
Summary

- Property type: Countryside house
- Bedrooms: 4
- Bathrooms: 2
- Price: €347,690

Key Information

- Year Built: 1800
- Internal Area: 200 sqm
- Land Area: 1.5 ha
- Floor: 2
- How many Outbuildings: 5
- Number of Fireplaces: 3
- Has a Wine Cellar: Yes
- Has Attic Space: Yes
- Has an Office / Study? Yes
- Has a Garden: Yes
- Has ADSL/Broadband? Yes

Location: Loire Valley



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