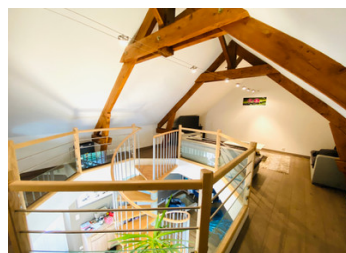
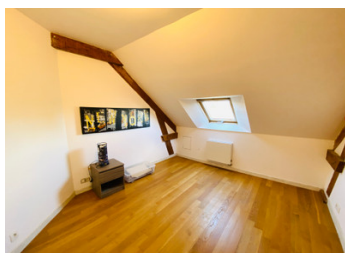


Beautifully renovated barn and second house in the heart of the Anjou countryside.



INFORMATION

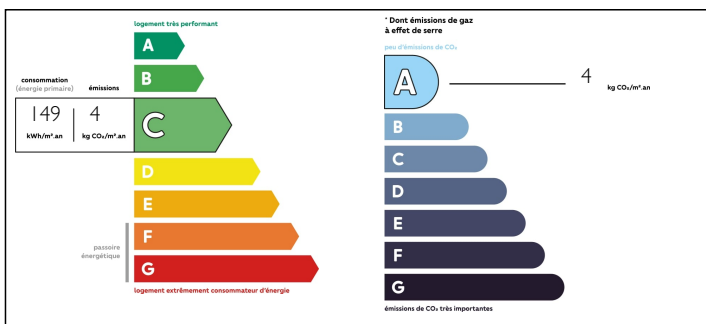
Town:	Brissac Loire Aubance
Department:	Maine-et-Loire
Bed:	6
Bath:	3
Floor:	292 m2
Plot Size:	3000 m2



IN BRIEF

A beautifully renovated farmhouse with a gîte and huge barn, this property is ready to enjoy right away! Main House (262m2): Four bedrooms including one master ensuite on the ground floor, open-plan kitchen/dining/living room, first-floor snug; basement level with laundry and plenty of space for a workshop, gym, play room..... Second house (67m2): Open plan kitchen/living room, WC; Upstairs two bedrooms, one en-suite and WC. Outside: Gated and enclosed land (3000m2) with terraces, lawn, vegetable plot, driveway. Barn (100m2). Approx. 5km from the two village centres and the vibrant market town of Brissac-Quincé with restaurants, bakeries, butcher, post office, grocery stores, major supermarket, tabac. Angers city centre and major SNCF station at under 20km (direct trains to Paris in 1hr 26 mins).

ENERGY - DPE



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.



DESCRIPTION

The main house has been sympathetically renovated to a high standard and is arranged over three floors. Authentic, local materials are on show - beams and natural stone.

With access to the terrace and garden from both sides of the house, the ground floor consists of a very spacious living room with spiral staircase, and an open, fully-equipped kitchen. From the kitchen there is a very practical back kitchen / walk-in larder. A corridor leads to the magnificent master suite with a huge bathroom with whirlpool bath, dressing room and WC. You can also access the basement from the kitchen.

On the 1st floor; the spiral staircase from the living room leads to a large landing with a sitting area, and a corridor leading to three bedrooms, a bathroom and WC.

The basement has a separate entrance from the garden. It comprises a laundry room, a study and a large room that could be used as a games room, workshop or storage space. Heating is by heat pump.

The cottage is full of character. It has an open kitchen/living room and WC. Upstairs there are two bedrooms and a shower room.

The 100m2 outbuilding in the grounds can accommodate several vehicles, a large workshop or can also be converted into additional accommodation.... the choice is yours! It has a new roof and electric doors.

Parking for several cars on the drive behind an electric gate with an intercom entry system. The garden consists of lawn and vegetable plot...

NOTES