

Picturesque cottage with gite/B&B and spacious grounds in peaceful hamlet.



INFORMATION

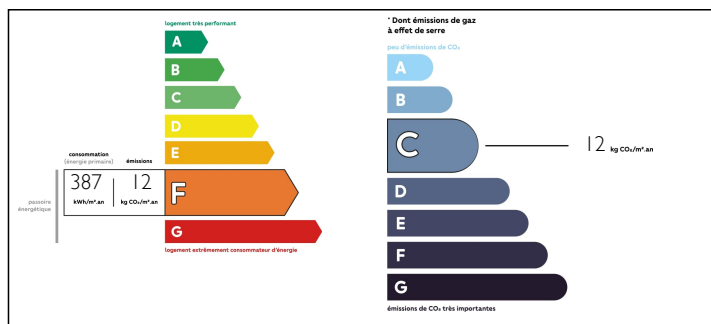
Town:	Baugé-en-Anjou
Department:	Maine-et-Loire
Bed:	5
Bath:	3
Floor:	200.04 m2
Plot Size:	4438 m2

IN BRIEF

Beautiful character property with excellent business potential, nestled in a peaceful hamlet in the Loire Valley. It comprises two houses in excellent condition, extensive grounds with large pond, mature fruit trees, terrace and additional 'cabane' accommodation. It has operated with success as a B&B in previous years due to its proximity to the popular tourist destinations of Angers, Le Mans and Tours, and access to the Loire Valley chateaux and vineyards. Less than 15km from historic towns of Baugé and La Fleche, 55km from Angers with TGV station, 67km from Tours Airport and 154km from Nantes Airport, plus under 300km from Paris.



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.



NOTES

DESCRIPTION

This well presented property is ready to move into today, offering spacious accommodation in both homes. Wood burning stoves, exposed beams, character in abundance, this is the perfect family home, and with the second house and cabane, this could provide income for your new life in France.

HOUSE ONE

Ground Floor:

Lounge/Dining - the front door opens to a spacious lounge with original fireplace and wood burning stove. There is plenty of space for a 4-6 person dining table.

Kitchen - Light, galley-style kitchen with two external doors leading to the second house and into the gardens.

Master bedroom - Off the living room, is the downstairs master bedroom, with large french doors leading to the gardens. A spiral staircase leads to the upstairs areas, which are 'mezzanine style with open balconies.

Ensuite - The master bedroom boasts a large ensuite shower room.

First Floor/Mezzanine:

Room 1 - Leading directly from the stairs in the master bedroom. Large area, perfect for additional bedroom or hobby/office space.

Room 2 - Accessed from room 1, and with a balcony overlooking the lounge area, this space is again large and perfect for a hobby/office space.

HOUSE TWO

Ground Floor:

Lounge - The front door leads to a large living room with stone fireplace.

Dining - A large 6-8 person dining room leads directly from the living room.

Kitchen - A large kitchen with space for an additional dining space. From the kitchen, stairs lead to the first floor.