

A 'tuffaut' stone house with large outbuildings and land, a short distance from a lively Loire-side town.



## INFORMATION

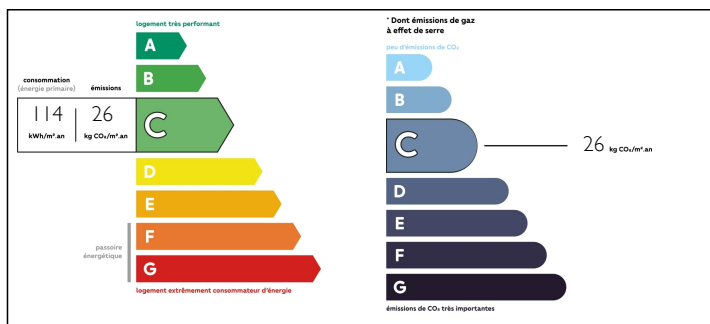
Town:	Gennes-Val-de-Loire
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	174 m2
Plot Size:	7209 m2

## IN BRIEF

Located north of the river Loire, this good-looking four-bedroom stone house has plenty of space to accommodate a family as well as a small business project, collection or smallholding. The house has thoughtfully modernised inside and space has been well utilised to create good-sized rooms. The fitted kitchen and the living / dining room are all very spacious and welcoming. There is a bedroom / study on the ground floor. There are three bedrooms upstairs and a good-sized bathroom. This property has been well maintained, with gravel driveway and lawned gardens. There is a large grassed area which is suitable for grazing or could equally be landscaped. This attractive property is located in the fertile agricultural terrain close to the river Loire and is on the edge of the lovely little town of Les Rosiers sur Loire.



## ENERGY - DPE



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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 pale stone main house has a slate roof and comprises two floors;

On the ground floor:

Entrance hall [12m<sup>2</sup>] leading to: Fitted kitchen [14m<sup>2</sup>], large sitting / dining room with fireplace [50m<sup>2</sup>], bedroom [16m<sup>2</sup>]

Staircase leads to -

The first floor:

Large landing with space for small corner office or storage furniture [14m<sup>2</sup>]; 3 Bedrooms [each 12m<sup>2</sup> over 1.8m height]; Bathroom with bath and shower [14m<sup>2</sup>] and separate WC [2.6m<sup>2</sup>].

Attached to the main house is a one storey annexe with one room suitable for storage, the boiler room and a WC. This space has not been modernised and could be re-purposed into an extra bathroom, garden room or similar.

The property benefits from good insulation and is heated by gas. The windows throughout are double glazed.

Outside: The property is enclosed by gill fencing. The garden to the front and side of the house is lawned, with attractive, trees and gravelled parking area and there are wells on the property. The garden to the rear is grassed, with mature trees and has space for a potager garden and a swimming pool (subject to local permissions). The various outbuildings would be ideal for a hobbyist, collector, or artisan business - main barn 430m<sup>2</sup> split into two parts, 257m<sup>2</sup> with concrete floor and 173m<sup>2</sup> with earth floor; car port and various other outbuildings).

This lovely property is located less than 1km from the attractive town of Les Rosiers sur Loire, which has boulangerie, excellent butcher,...

## NOTES