

## Pretty farmhouse with attached gîte in quiet country setting



## INFORMATION

Town:	Baugé-en-Anjou
Department:	Maine-et-Loire
Bed:	5
Bath:	3
Floor:	160 m2
Plot Size:	1802 m2

## IN BRIEF

This charming property has been renovated and is perfect for enjoying the French lifestyle to the full. L-shaped farmhouse, with characterful 2 bed main house and stunning 3 bed gîte. Covered terrace, outbuildings, pretty gardens with above ground pool.

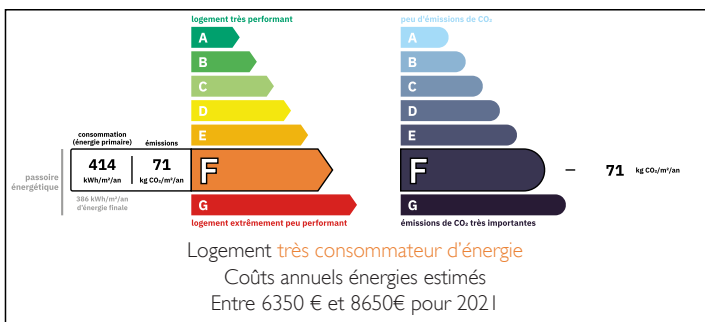
The property is situated along a very quiet country lane just outside the beautiful hamlet of Chartrené, 8 km and 10 km respectively from market towns Baugé and Beaufort-en-Anjou, each of historical interest, and with a variety of shops, supermarkets, cafés and restaurants.

La Flèche 25 km, Saumur 32 km, Angers 41 km, Tours (with international airport) 76 km, Le Mans 86 km - TGV access to Paris and beyond. Easy access to Northern ferry ports.

There is plenty to do in the area, with the rivers, cycle paths, the renowned Baugé golf course, and of course the famous Loire Valley...



## 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.



## LOCAL TAXES

**Taxe foncière: 973 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Renovated farmhouse with original features - including exposed stone and beams, fireplaces with wood burners - tastefully renovated to provide modern convenience. Gas central heating, wood burner and single glazing in the farmhouse, slate roof re-worked in 2018. Electric heating, wood burner, and double glazing in the gîte, recent slate roof. Non-conforming sanitation system.

FARMHOUSE - exposed beams throughout

- KITCHEN (18 m2) range cooker, butler sink, fitted units, central island, stable door to the garden, doors to hallway and dining room

- DINING ROOM (17 m2) with exposed stone walls, doors to sitting room and rear patio, wooden staircase to first floor

- SITTING ROOM (21.5 m2) with feature fireplace, stable door to front garden

- HALLWAY (5 m2) with fitted cupboards, doors to kitchen, bathroom and gîte

- BATHROOM (7 m2) with bath, basin, WC and cupboard for washing machine

FIRST FLOOR - floor space is bigger than habitable space because of sloping roof

- LANDING/STUDY (3 m2)

- BEDROOM 1 (10 m2), with ensuite DRESSING ROOM and SHOWER ROOM (7 m2)

- BEDROOM 2 (8 m2)

GITE

- KITCHEN ( 7.8 m2) with sink, fridge and fitted cupboards

- DINING ROOM (12 m2) with vaulted ceiling

- SITTING ROOM (12 m2) with cathedral ceiling, wood stove and French windows overlooking the garden

- HALLWAY 1 (3.5 m2) with door to ground floor BEDROOM (14 m2)

- HALLWAY 2 (3.5 m2) with cupboards and staircase to first floor

FIRST FLOOR - quaint sloping ceilings