

Charming Farmhouse & Outbuildings in the Loire Valley - A Renovation Opportunity



INFORMATION

Town:	Les Hauts-d'Anjou
Department:	Maine-et-Loire
Bed:	2
Bath:	0
Floor:	100 m2
Plot Size:	15000 m2



IN BRIEF

Nestled in the heart of the picturesque Loire Valley, this traditional farmhouse with outbuildings offers a unique opportunity to create your dream rural retreat or a charming holiday rental. Surrounded by rolling, green countryside, the property boasts stunning views and a peaceful, idyllic setting, close to the vibrant city of Angers and the historic sites of the Loire Valley.

ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Main Farmhouse: A characterful traditional stone house of approximately 100m² with 2 or 3 bedrooms, cellar, attic suitable for conversion and with potential for expansion. Original features such as exposed beams, stone walls, and rustic fireplaces await restoration.

Outbuildings: Five brick and stone barns and storage buildings of varying sizes with potential for conversion into guest accommodation, workshops, or studios.

The terrain consists of approximately 1.5 hectares of fertile land, perfect for gardening, small-scale farming, or creating a serene outdoor living space.

While the property requires complete renovation, it offers a blank canvas for those looking to create a bespoke family home or a unique tourism venture. The generous layout and outbuildings provide endless possibilities. Set amidst pretty, rolling countryside, the property offers privacy and tranquility. Enjoy the scenic views of the surrounding landscapes, perfect for nature lovers and those seeking a peaceful lifestyle. The property will require a full update of electrical and plumbing systems.

This property is ideal for a family looking to create a spacious countryside home with room to grow or interested in developing a holiday rental or event space in one of France's most sought-after regions.

The property is a short drive from Contigné, a lovely village with primary school and daily amenities. It is equal distance between Château-Gontier and Sablé sur Sarthe. Châteauneuf sur Sarthe with large supermarket, town amenities and schools at 7km. Angers is at 37km. The ferry at St Malo is 185km away via non-toll roads.

Information about risks to which...