

## Charming five bedroom country residence in fabulous Le Puy Notre Dame

EXCLUSIVE



## INFORMATION

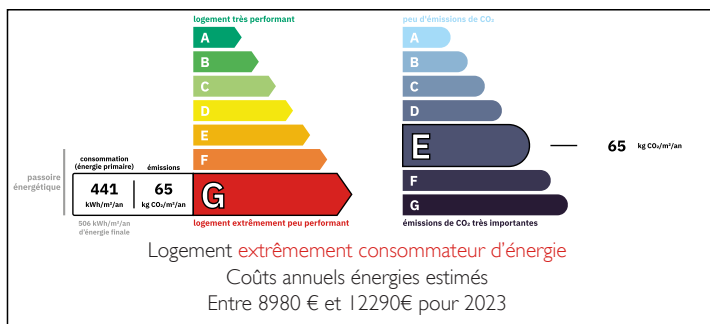
Town:	Le Puy-Notre-Dame
Department:	Maine-et-Loire
Bed:	5
Bath:	4
Floor:	245 m2
Plot Size:	1450 m2

## IN BRIEF

Nestled in the serene village of Le Puy Notre Dame, this enchanting five-bedroom country residence offers a perfect blend of traditional French charm and modern potential. Surrounded by lush greenery, the property includes a spacious courtyard, beautiful garden, and outbuildings ideal for a variety of uses, from workshops to guest accommodation



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The house itself exudes character, with original stonework, exposed beams, and a welcoming ambiance. On the ground floor, you'll find a large living room with a fireplace, a fully-equipped kitchen, and a large dining room, perfect for family meals or entertaining.

On the first floor is a master bedroom with en-suite bathroom and mezzanine gallery. A spacious family room with it's own external access, leads on to three fabulous double bedrooms, two en suite. Perfect for family or guests

The property boasts:

A generous courtyard with parking space for multiple vehicles.

A well-maintained garden with space for relaxation, entertaining, or gardening.

Multiple dependencies for additional storage or conversion into guest spaces.

A separate vegetable garden and orchard, ideal for those with a passion for growing their own produce. The potential to convert the outbuildings into additional living areas or rental properties.

Located just a short distance from local amenities and within easy reach of stunning countryside, this property offers a rare opportunity to own a slice of rural French Life. Whether you're looking for a family home, a holiday retreat, or a project with the opportunity to develop, this property offers endless possibilities.

The Area:

Le Puy Notre Dame, is an active village with a pharmacy, boulangerie, bistro bars and hotels. The village is also home to numerous winemakers, producing the excellent wines of the region. Vineyards, medieval streets a stunning church and rich history, numerous regular cultural event including the annual Grand Prix Retro make this a fabulous French destination.