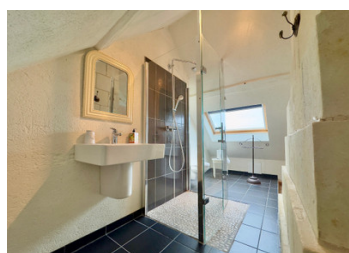


## Beautifully Restored Stone House with Pool & Guest Accommodation in Charming Anjou Village.



## INFORMATION

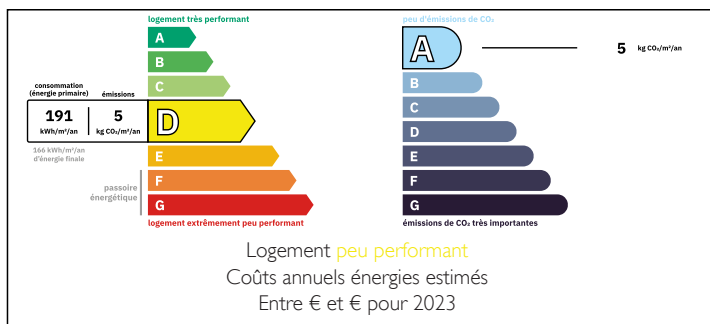
Town:	Blaison-Saint-Sulpice
Department:	Maine-et-Loire
Bed:	6
Bath:	7
Floor:	205 m2
Plot Size:	2879 m2



## IN BRIEF

Nestled in the heart of Anjou, this beautifully restored stone house offers the perfect blend of character and comfort. Previously run as a highly successful guesthouse, this versatile home is equally suited as a spacious family retreat. At its heart lies a light and welcoming salon, centred around a magnificent stone fireplace. The generous kitchen and dining areas are perfect for entertaining. The main house offers 3 bedrooms, while an further 3 en-suite bedrooms—each with independent access—are ideal for guests, teenagers, or creative projects. The property showcases original features and authentic local materials—exposed beams, slate, and natural stone. Outside you will find a large swimming pool, sun-drenched terrace, and lawned gardens. The property is located on the edge of the sought-after Petite Cité de Caractère of Blaison-Gohier, with its historic buildings, charming restaurant and primary school. A...

## 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 comprises -

On the Ground floor:

Fitted kitchen flooded with light [33m<sup>2</sup>], a vast lounge/dining room with open fireplace [55m<sup>2</sup>]. A few steps lead down to a corridor where you will find a bedroom with washbasin [11.5m<sup>2</sup>], shower room with WC [2.2m<sup>2</sup>], boiler room, laundry room [6.3m<sup>2</sup>], shower room with WC [5m<sup>2</sup>].

On the first Floor:

Above the living room are two bedrooms under the eaves [8.9m<sup>2</sup> & 22m<sup>2</sup>].

Exterior:

Accessed from outside you will find: Two bedrooms, each with shower and toilet [20m<sup>2</sup>, 21m<sup>2</sup>]. Garage with cellar including laundry room, sauna, shower and toilet; A ground floor bedroom with bath and toilet [13.5m<sup>2</sup>].

The garden is pretty, with mature trees, shrubs and flower beds. Heated swimming pool of approx 90m<sup>2</sup>. Double glazing. Heating is by wood pellet boiler. The shelter for pellet silo is discretely positioned to the rear of the house.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>