

UNDER OFFER Loire riverfront house with delightful garden, garage, river access and wonderful views.

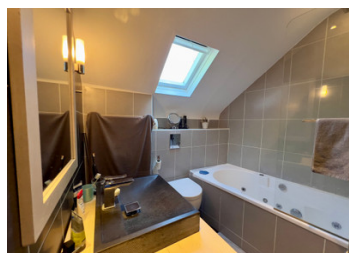


INFORMATION

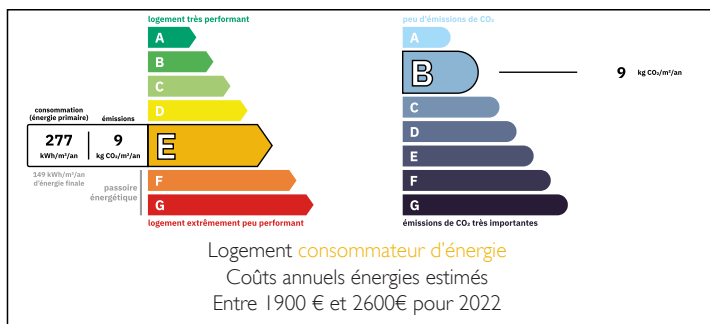
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|-------------|---------------------|
| Town: | Gennes-Val-de-Loire |
| Department: | Maine-et-Loire |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 100 m2 |
| Plot Size: | 1085 m2 |

IN BRIEF

A gorgeous riverside cottage in the heart of the UNESCO-listed Loire Valley. This charming 2-bedroom stone house enjoys spectacular views of the Royal River from both the house and the enchanting garden. Ideal as a holiday home or cosy retreat for nature lovers. On the ground floor is a living room with fireplace, a high-spec fitted kitchen and a breakfast room perfect for morning coffee with a view. Upstairs are two bedrooms, a spacious landing ideal as a study, and bathroom with spa bath. Gardeners will love the charming outside spaces, with a pond, a 23m² greenhouse with aquaponic system, and a hillside trail leading to a forest garden with absolutely stunning views of the river and countryside. The raised terrace is a magical spot for sundowners, watching boats and cyclists pass by. Added bonuses include a garage,...



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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 habitation: EUR

NOTES

DESCRIPTION

**** UNDER OFFER**.** This charming home, constructed from local tuffeau stone, is arranged over two floors. The layout is both practical and well arranged, offering comfortable living spaces that make the most of the stunning views. Although located along the picturesque Loire riverside route, the house is set back from the road and enjoys a sense of seclusion.

Ground Floor:

The main entrance opens directly into a spacious living/dining room (33 m²) featuring an insert fireplace. The fully fitted kitchen is equipped to a high standard, with an induction hob and a built-in barbecue. Adjoining the kitchen is a delightful conservatory-style breakfast room – the perfect spot to enjoy a morning coffee while observing the wildlife on the river. There is also a laundry room with WC and storage [4m²]. A wooden staircase in the living room leads to:

On the first Floor:

A large landing (11.5 m²); principal bedroom (16 m²) with walk-in wardrobe and a glazed door with external stairs leading to the garden; second bedroom (9 m²); and a bathroom [5 m²] featuring a spa bath and WC.

The house benefits from electric storage heaters and high-speed fibre internet. (All room dimensions are approximate.)

Outside:

The enchanting garden is well-maintained and sheltered – a haven for birds and other wildlife. It includes a lawned area, a front terrace, and a raised terrace that offers breathtaking, uninterrupted views over the Loire. Mature planting includes wisteria and a magnificent ginkgo tree. At the rear of the garden, several figures are carved into the face...