

Gorgeous farmhouse with gîte in delightful gardens, pool, large barn - in the Layon wine-making countryside.

EXCLUSIVE



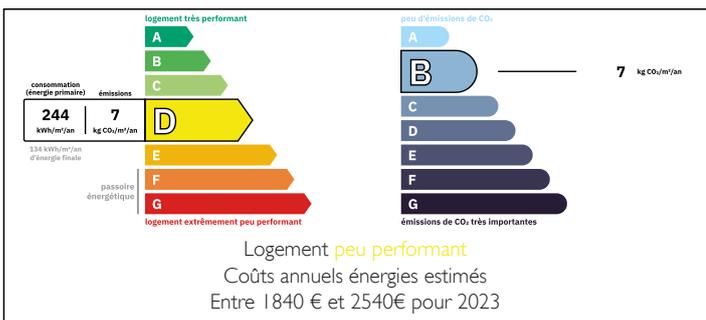
## INFORMATION

Town:	Lys-Haut-Layon
Department:	Maine-et-Loire
Bed:	4
Bath:	3
Floor:	212 m <sup>2</sup>
Plot Size:	3545 m <sup>2</sup>

## IN BRIEF

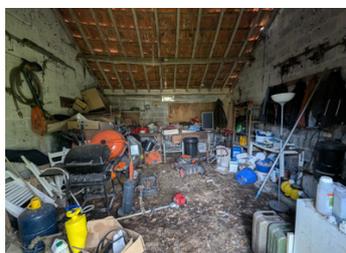
Close to the tourist hot-spots of Saumur (33km) and the Loire Valley, Doué-La-Fontaine (15km) and Puy-Notre-Dame (11km). Two bedroomed house + spacious two-bedroomed gîte. Calm, comfortable living with the generous grounds thoughtfully arranged into shady, private gardens, there is room for everyone.

## 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.



## DESCRIPTION

Nearest airports Tour 118km, Nantes 123km, Poitiers 95km; TGV at Saumur and Angers. Equally perfect as a large family home, this longère-style property of house and converted barn is currently arranged to provide owners' accommodation and a spacious gîte, each with their own cottage gardens and outdoor dining areas, full facilities and independent access to the shared pool. Hidden discretely behind gates, total relaxation and calm in gorgeous setting.

Mostly double-glazed, recent decoration, woodburner in both living-rooms. (Electric radiator circuit in place.) Internet ready, satellite dishes for UK TV. In-ground swimming pool (9m x 5m). Septic tank. Furniture and fittings available at the right price.

Farmhouse / gîte :

Entrance hall / games area [11m<sup>2</sup>] with WC

Bathroom [7m<sup>2</sup>]

Kitchen [25m<sup>2</sup>]

Living room [34m<sup>2</sup>] with woodburner

Upstairs :

Landing with WC, storage space, and hidden immersion heater

Bedroom 1 [13m<sup>2</sup>]

Bedroom 2 [20m<sup>2</sup>]

(Attic room that could possibly provide extra accommodation)

Converted barn/Owners' accommodation:

Kitchen [20m<sup>2</sup>]

Shower room [3.5m<sup>2</sup>] with WC

Living room [36m<sup>2</sup>] with woodburner and doors to garden

Upstairs :

Bathroom with WC

Bedroom 1 [27m<sup>2</sup>]

2nd Bedroom to be finished [30m<sup>2</sup>]

Outside:

Pool house and terraced pool area,

Barn [58m<sup>2</sup>] with upper floor.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES