

****UNDER OFFER**** Idyllic Loire Valley house with swimming pool, lovely garden and separate cottage.



INFORMATION

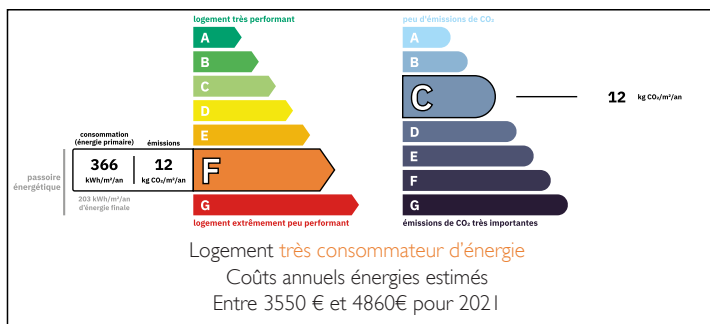
Town:	Gennes-Val-de-Loire
Department:	Maine-et-Loire
Bed:	5
Bath:	3
Floor:	146 m2
Plot Size:	1140 m2



IN BRIEF

This charming hamlet property is full of character, from its stylish interiors to a glorious south-facing garden with pool—a true haven near the Loire. The main house combines cosy and welcoming corners with generous living spaces, including a wonderful double-height room with mezzanine. Pale tones and local stone make it light and bright throughout. The fully equipped kitchen is beautifully appointed. There's a ground-floor bedroom and two fabulous upstairs bedrooms with vaulted ceilings, set around a spacious landing and elegant shower room. A separate cottage offers three rooms and a shower room—ideal for extra bedrooms, a gîte, or a project space. A garage and workshop provide ample storage. The garden is beautifully arranged and planted, with plenty of spots to relax or dine in the fresh air. Enjoy peaceful countryside walks and easy access to the River...

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 property consists of two houses and a garage surrounded by a mature and well planted garden and a 5 x 3m swimming pool with terrace.

The main house (124m² habitable space) consists -

On the ground floor: Entrance hallway [14.8m²] with adjoining WC; living room with wood burning stove [20m²]; bedroom 1 [10.5m²]; fully fitted kitchen / dining room [20.2m²]; shower room [6.6m²]; steps down to double height living room with wood burning stove [18.4m²] with mezzanine level above [6.2m²].

Stairs from the hallway leading to:

On the first floor: Landing [6.3m²]; bedroom 2 [13.7m²]; bedroom 3 [9.5m²]; shower room and WC [4m² over 1.8m ceiling height].

Cottage (49m² habitable space) consisting of three rooms [18m², 11m², 12.6m² with dressing room [3.8m²]; shower room with WC [4m²]; attic. The cottage does not currently have a fitted kitchen.

Outside: Accessed from the outside, there is a laundry room, pool technical room and large wine cellar. The delightful garden consists of a mixture of attractively planted beds, lawn and terrace. There is a lovely secluded courtyard between the two houses. There is space to park on car in the garage, one more in front of the garage and an additional vehicle at the front of the property.

The property is heated by electric radiators and wood burning stoves and is connected to fibre internet. The drainage is by septic tank (which does not conform). It is located in a large hamlet around 3km from the very pretty village of Le Thoureil....