

Delightful stone country cottage with swimming pool, barns and pretty garden, close to the Loire.



## INFORMATION

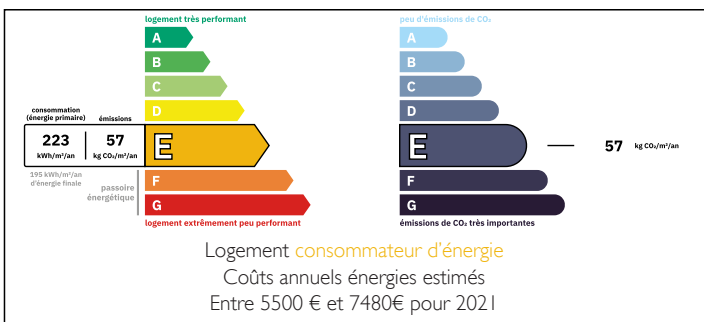
Town:	Gennes-Val-de-Loire
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	161 m2
Plot Size:	5016 m2

## IN BRIEF

This charming stone longère offers peaceful country living just minutes from the Loire and Saumur. Brimming with character, its tuffeau walls, beams, and wisteria-draped terrace create a warm, welcoming atmosphere. The open-plan kitchen and split-level living areas invite easy entertaining, with views across the surrounding garden. The layout suits family life or guests, with a mix of cosy bedrooms, quiet workspaces, and potential to expand upstairs. Outside, the beautifully planted garden wraps around the house, with mature trees, hidden corners, and a sun-soaked pool near the old barn. Outbuildings provide space for creative or practical pursuits, and there's plenty of room for children to play or gardeners to grow. Whether you dream of lazy summer lunches, renting to holidaymakers, or a calm full-time retreat, this home offers the best of Anjou living, with village amenities in St Martin...

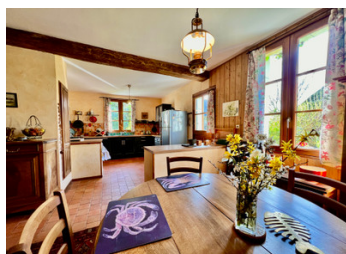


## ENERGY - DPE



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 - Entrance from the delightful terrace and wisteria covered pergola; fully fitted kitchen and dining room; boiler and utility room; a lean-to storage space; passageway leading to a large split-level living room with fireplace. From this light-filled room you will enjoy views over the garden to the front and the back. A corridor leads to three bedrooms, a bathroom and access to the cellar; a study with fireplace.

On the first floor - A landing leading to a large bedroom under the eaves; shower room; large room ready to convert into a further bedroom or a living space.

Outside: Land totalling 5016m<sup>2</sup>, laws, mature flower beds and shrubs; a delightful heated swimming pool. A handsome 80m<sup>2</sup> suitable to use as a large garage or extensive workshop. A collection of stone outbuildings and a lean-to shed.

The property is nicely enclosed and not over-looked. The location is rural whilst being a very short distance from the pretty village so St Martin de La Place and its boulangerie, restaurants, primary school. Saumur is just 12km from the property, with intercity train station and major amenities.

-----

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