

## Six-Bedroom 2-hectare Equestrian property near Loire Valley. between Angers and Nantes



## INFORMATION

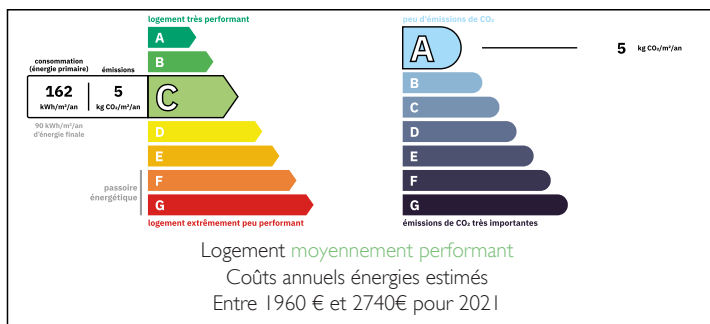
Town:	Loireauxence
Department:	Loire-Atlantique
Bed:	6
Bath:	2
Floor:	227 m2
Plot Size:	19080 m2



## IN BRIEF

Nestled on a serene 2-hectare estate, this exquisite 227 m<sup>2</sup>, six-bedroom equestrian property blends rural tranquillity with urban convenience. Located near Ancenis, Angers, and Nantes, it offers easy access to regional centres and the Loire Valley. Features include a grand entrance, spacious open-plan kitchen/dining area, mezzanine, master suite, terrace, landscaped garden, pool, workshop, and outbuildings. Equipped with heat pumps and solar panels, this property is perfect for equestrian enthusiasts.

## 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

Nestled on a serene 2-hectare estate, this exquisite 227 m<sup>2</sup>, six-bedroom equestrian property seamlessly blends rural tranquillity with urban convenience. Ideally situated just 13 km from Ancenis, 33 km from Angers, and 56 km from Nantes Airport, it offers effortless access to regional centres and the picturesque Loire Valley, renowned for its scenic beauty and leisure opportunities.

Upon entering, you are greeted by a grand entrance hall beneath a mezzanine, featuring a charming wood stove. The ground floor boasts a spacious 56 m<sup>2</sup> open-plan dining and kitchen area, complete with dual aspect windows, a substantial central island, and an adjacent 5 m<sup>2</sup> pantry. The comfortable TV lounge provides a cosy retreat, while the downstairs bedroom offers both exterior and interior access. Additional amenities include a separate WC, a luxurious bathroom with a walk-in shower, a tiled utility room with ample storage, and an attached 25 m<sup>3</sup> garage incorporating a technical room, two hot water tanks, a water supply, an electrical panel, and wood storage.

Ascending to the first floor, you will find a 16 m<sup>2</sup> mezzanine, four well-appointed bedrooms ranging from 11 to 12 m<sup>2</sup>, a separate WC, and a 35 m<sup>2</sup> master suite that includes a bedroom, an en-suite bathroom with both a bath and shower, and a walk-in wardrobe.

The exterior of the property is equally impressive, featuring an expansive 32 m<sup>2</sup> terrace, a beautifully landscaped garden with a dedicated vegetable patch, and a 7.3 m above-ground swimming pool. The estate also includes a robust...