

Peaceful haven, free from noise or visual nuisances, this charming character home awaits final restoration.



## INFORMATION

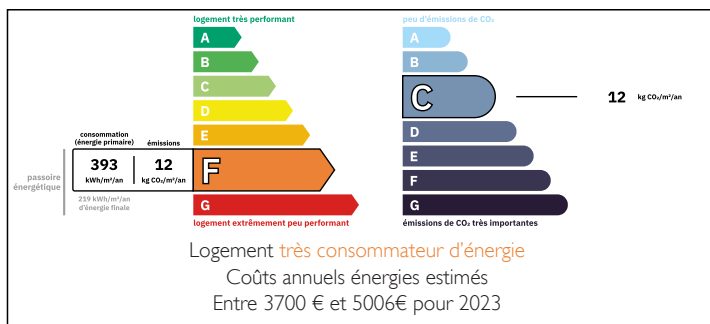
Town:	Cléré-sur-Layon
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	23388 m2



## IN BRIEF

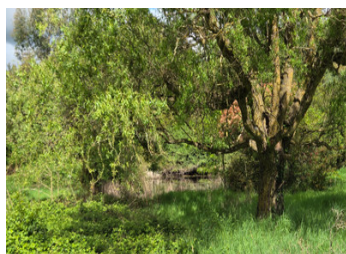
A property to discover in the heart of nature. Located just 24 km from Thouars, 35 km from Puy du Fou, 48 km from Angers, 44 km from Cholet, and 84 km from Nantes, this estate offers tremendous potential for development. A rare opportunity.

## 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.



## DESCRIPTION

### A Rare Stone Retreat in the Heart of Nature

Escape to serenity with this exceptional 18th-century stone estate, nestled in unspoiled greenery and offering absolute peace—free from any visual or noise pollution.

A unique opportunity to own a property that blends timeless character with endless potential.

The main residence combines authentic charm with generous living spaces and comprises a welcoming kitchen, a warm and inviting living room, two bedrooms, a bathroom, a WC, a cellar, and an attic ready to be transformed to suit your needs.

Adding to its appeal, an independent guesthouse offers the perfect setting for hosting friends and family or developing a hospitality business. It features one bedroom, a mezzanine, a spacious open-plan living area with kitchen and bar, a shower room, a laundry area, and a WC.

Set on enchanting grounds, the estate boasts:  
an impressive barn of over 500 m<sup>2</sup> with remarkable potential  
a large hangar for versatile use  
a well and a picturesque pond  
a pine grove and sweeping lawns, inviting you to enjoy the peace and beauty of nature.

More than just a home, this property opens the door to a world of possibilities—whether as a private family residence, a country retreat, or a tourism and hospitality project.

With its unique character and rare features, it is the perfect canvas to bring your vision to life

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES