

✳️ UNDER OFFER ✳️ Superb barn conversion in a quiet hamlet by the Loire.



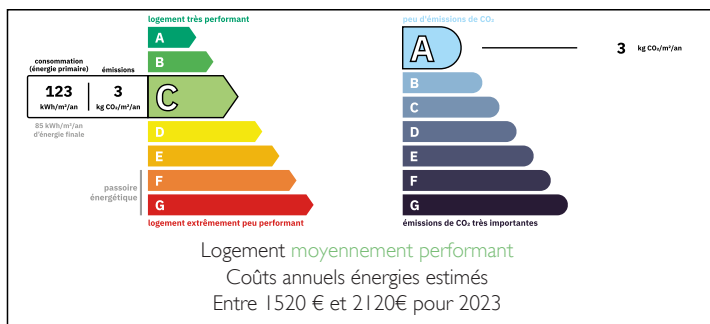
## INFORMATION

Town:	Brissac Loire Aubance
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	1660 m2

## IN BRIEF

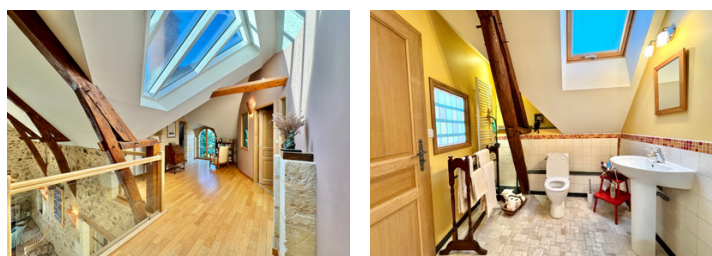
A simply stunning renovation by a renowned architect, this farmhouse and barn have been transformed into a single, elegant home showcasing noble materials and exquisite craftsmanship. The house is both functional and welcoming, with excellent attention to detail and high-quality finishes throughout. At its heart, the open kitchen and dining area with double-sided log burner invite relaxed gatherings, while the adjoining sitting room offers a cosy retreat. The vaulted-ceiling barn now forms a magnificent dining and living space, perfect for entertaining. The upper floor is flooded with light and beautifully arranged with three bedrooms and two bathrooms. A versatile ground-floor room offers flexibility for guests, work or creative pursuits. Set on the edge of a pretty hamlet, the property enjoys lovely gardens and far-reaching countryside views, well sheltered by its dependency. Between Saumur and Angers, the setting..

## 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

The farmhouse and barn dating from the late 19th century have been masterfully renovated to create a harmonious dwelling that blends heritage character with contemporary comfort. Using local materials and retaining existing elements - tuffeau stone, beams, terracotta 'tomette' and Rarie tiles - and finished to the highest standard, the result is a home that feels both refined and welcoming.

The house comprises:

On the ground floor, the front door opens into a welcoming hallway [5.4 m<sup>2</sup>], leading to a shower room with WC [5.7 m<sup>2</sup>]. The sitting room [16m<sup>2</sup>] and open kitchen / dining room [33m<sup>2</sup>] share a stunning double-sided tuffeau stone fireplace with a log-burning stove, creating a warm and inviting heart to the home. The spacious kitchen area is complemented a practical back kitchen with space for laundry machines and extra storage [9.4 m<sup>2</sup>] and a 'cave' [6m<sup>2</sup>]. A further room [9m<sup>2</sup>] on the ground floor is ideal as a guest room, office or craft space. The spectacular barn salon [54 m<sup>2</sup>] offers a dramatic double-height living space—ideal for entertaining or relaxed family gatherings—beautifully showcasing the building's original beams and character.

Upstairs, the design touches are stunning, with gently curved walls, original materials giving character and roof windows to bring light into the upper floor. Bedroom 1 [13.2 m<sup>2</sup>] and bedroom 2 [13.6m<sup>2</sup>] both have access to a shower room with WC [7.2 m<sup>2</sup>]. The master suite [13 m<sup>2</sup>] has its own stylish bathroom [5.3 m<sup>2</sup>].

The property's technical performance is excellent. It...

## LOCAL TAXES

Taxe foncière: **1313 EUR**

## NOTES