

Cosy 3 bedroom Property with large Barn and small outbuildings set in the heart of the Anjou vineyards

EXCLUSIVE

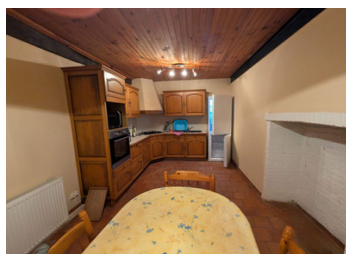


INFORMATION

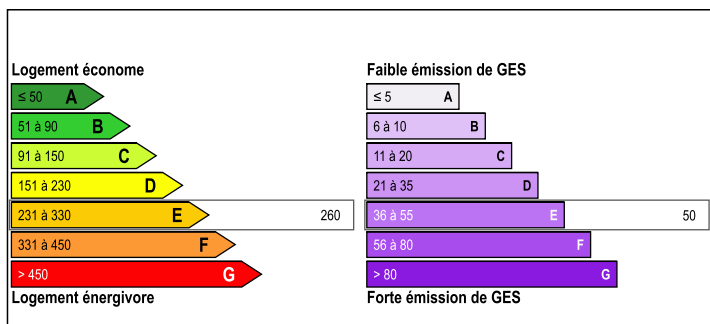
Town:	Lys-Haut-Layon
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	134 m2
Plot Size:	1762 m2

IN BRIEF

This charming property, unoccupied for several years, requires a modest refresh. It features a spacious entrance, bathroom, lounge, downstairs bedroom, and kitchen. Upstairs, a large landing divides the second and third bedrooms. Outside, there are three small pig pens, a generous garage, and a workshop. Set among Anjou grapevines, it overlooks the village of Tremont. The property includes a large garden and is located near Doué-la-Fontaine, Saumur, and Angers.

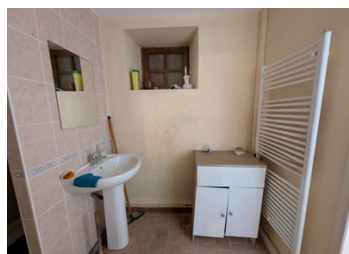


ENERGY - DPE



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

This charming property, though unoccupied for several years, requires only a modest refresh to restore its former glory. Upon entering, one is greeted by a spacious entrance area that leads to the bathroom, lounge, downstairs bedroom, and kitchen. Ascending to the upper floor, a large landing area separates the second and third bedrooms, located at either end of the property.

Outside, there are three small pig pens, now repurposed to store the oil and heating system. At the end of the property, a generous garage and workshop area offer ample space for multiple cars. Nestled high among the Anjou grapevines, the property overlooks the quaint village of Tremont in the distance.

The property boasts a large garden area, a delightful mix of mature trees and open green space. Due to personal reasons, it has not been occupied for several years and will require a general refresh. Once revitalized, it will make a charming home in an excellent location.

The property is situated 14 km from Doué-la-Fontaine, 34 km from Saumur, and 45 km from Angers. Doué-la-Fontaine is known for its historical heritage, natural landscapes, and varied activities. Visitors can explore the Bioparc, a unique cave zoo, and the troglodytic dwellings at Les Perrières, Saumur, famous for its château and wine, offers a rich cultural experience and Angers, with its impressive castle and vibrant city life, is another nearby attraction all to be enjoyed from this charming property.

Information about risks to which this property is exposed...

NOTES