

Renovated 3 bedroom longère, luxury barn conversion & apartment set in 4 acres of land close to Segré

EXCLUSIVE



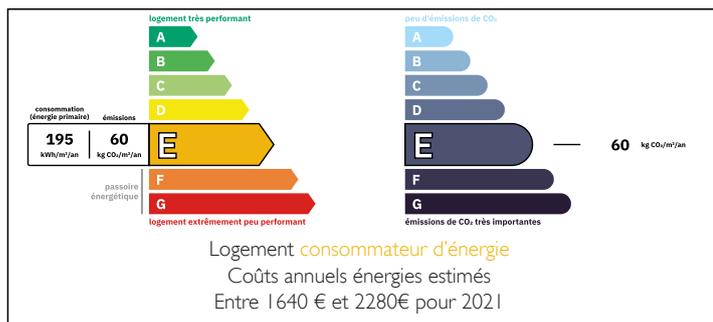
## INFORMATION

Town:	Armaillé
Department:	Maine-et-Loire
Bed:	5
Bath:	4
Floor:	260 m2
Plot Size:	16007 m2

## IN BRIEF

A beautifully renovated stone longère with additional luxury barn conversion, separate one bedroom apartment with unbroken views across the 4 acres of land leading down to the river at the edge of the property. Located on the edge of the picturesque village of Armaillé within easy reach of Segré and Chateaubriant

## 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 beautifully presented ensemble ideal comprising:
- + Fully renovated stone longère with 3 bedrooms (one on the ground floor) with original exposed beams throughout
  - + A fully converted stone barn with one bedroom
  - + One bedroom luxury apartment
  - + Detached garage/atelier
  - + Semi-inground heated swimming pool with changing facilities and summer kitchen
  - + Land of 4 acres ideal for animals (perfect for horses) or a self sufficiency project
  - + No visible neighbours

### THE LONGERE

Is a fully renovated 17th century stone longère fully renovated to include the following:

On the ground floor:

- + Lounge with wood burner (approx 36m<sup>2</sup>) with woodburner and new high quality parquet flooring
  - + Dining Room (approx 28m<sup>2</sup>)
  - + Kitchen with high quality fitted kitchen units
  - + Bedroom 1 (on the ground floor) with ensuite shower room and WC
  - + Separate bathroom and WC
- Upstairs
- + Mezzanine area at the top of the stairs
  - + Master bedroom with velux windows and large luxury ensuite bathroom with WC
  - + Bedroom 3 with velux windows

The longère has been renovated to an exceptionally high standard with many original features still visible throughout. The longère is fully double glazed heated by woodburners (in the kitchen and main lounge) as well as an oil-fired central heating system

### BARN CONVERSION

A recently completed full barn conversion with a modern and contemporary feel throughout providing large areas for living throughout:

On the ground floor:

- + Lounge of approx 50m<sup>2</sup> with high quality flooring

## LOCAL TAXES

Taxe habitation: EUR

## NOTES