

## Charming 4 bedroom home with pool, spacious grounds and large dependance near Doué en Anjou

EXCLUSIVE



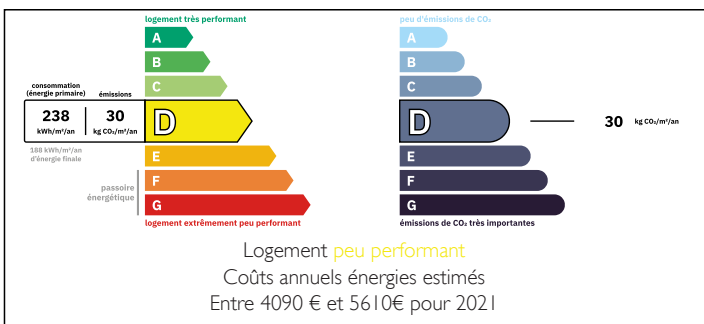
## INFORMATION

Town:	Lys-Haut-Layon
Department:	Maine-et-Loire
Bed:	4
Bath:	3
Floor:	187 m <sup>2</sup>
Plot Size:	3166 m <sup>2</sup>

## IN BRIEF

This elegant 1774 home offers 187 m<sup>2</sup> of bright, comfortable living on a generous 3,166 m<sup>2</sup> plot., 4 bedrooms, a pool, terrace and large outbuildings, it blends historic charm with modern ease. Located in a quiet hamlet near Neuil-sur-Layon, it provides privacy while remaining close to Doué-en-Anjou, Thouars and the Loire Valley amenities.

## 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

Set in a tranquil hamlet, this beautifully presented 1774 stone home offers 187 m<sup>2</sup> of character-filled living space. The house features exposed beams, original stonework, generous rooms and natural light throughout. It includes four well-proportioned bedrooms, three bathrooms, a cosy yet spacious living room, a dining room and a separate kitchen. South-facing, the home opens onto a large 3,166 m<sup>2</sup> garden with mature trees, lawns and several seating areas. A 10×5 m swimming pool, sun terrace and pool house provide a complete outdoor leisure area. The property also benefits from private parking and a large, versatile outbuilding ideal for storage, workshops or hobby use. Detached and set back from a small no-through road, it offers calm, privacy and a charming countryside setting close to village amenities and nearby market towns.

The property is also well placed for regional connections, with Tours Val de Loire Airport approximately 95 km away, Nantes Atlantique Airport around 120 km away, and Poitiers-Biard Airport about 85 km away. The area is rich in attractions including the renowned Loire Valley vineyards, the Bioparc Zoo in Doué-la-Fontaine, the historic town of Saumur with its château and Cadre Noir, and numerous walking and cycling routes along the Layon and Loire rivers.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

Kitchen 26.84 M<sup>2</sup>

Dining room 31.49 M<sup>2</sup>

Lounge ...