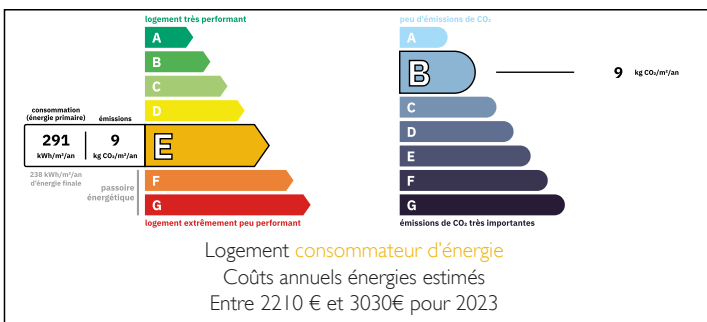


Pretty 2-Bedroom Stone Cottage on the Banks of the Loire with Private River Access.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Blaison-Saint-Sulpice
Department:	Maine-et-Loire
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	9549 m2

IN BRIEF

Set in an exceptional riverside position in the heart of Anjou, this charming 2-bedroom tuffeau stone cottage enjoys direct private access to the Loire and breathtaking panoramic views over one of France's most beautiful natural landscapes. Offering approximately 110m² of habitable space, the property combines authentic character with an idyllic and highly sought-after setting on the banks of the Loire.

Outside, a raised deck provides the perfect place to relax, dine and enjoy the ever-changing scenery and abundant wildlife of the river. The grounds include woodland, grassed areas and a vegetable garden, creating a peaceful and secluded retreat with a true connection to nature.

Ideal as a holiday cottage, second home or tranquil escape in the Loire Valley, the property offers a rare opportunity to own a waterside home in an unforgettable setting, perfect for boating, fishing, walking and discovering...

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

Nestled in an exceptional and secluded setting on the banks of the Loire in the heart of Anjou, this charming 110 m² stone cottage enjoys a truly rare riverside location with private access to the water, mooring possibilities for several boats and breathtaking panoramic views across the Loire Valley landscape. Located less than 30 minutes from Angers by car, the property sits in one of the most sought-after areas of the Loire Valley, renowned for its rich history, cultural heritage and celebrated vineyards producing the wines of Anjou. Hidden within a small and peaceful hamlet of traditional properties, the cottage offers a unique blend of authenticity, tranquillity and nature.

Full of character, the cottage showcases traditional local materials and original features including exposed stone walls, terracotta floor tiles, timber beams and a magnificent fireplace, preserving the charm and soul of the original building. The house has already undergone partial modernisation, while still offering scope for further enhancement and finishing in certain areas, allowing future owners to personalise the property to their own taste.

The ground floor comprises a spacious fitted kitchen and dining room with a large fireplace, a generous sitting room with wood burning stove, a shower room with laundry space and a separate WC. Upstairs, a large open landing creates a versatile additional living area, ideal as a second lounge, office or reading room, and two bedrooms, a bathroom and a further separate WC.

Outside, the grounds are divided between open gardens with a vegetable...

NOTES