

Spacious 4 bedroom farm house with fantastic potential, including gardens, garages and a large hangar



INFORMATION

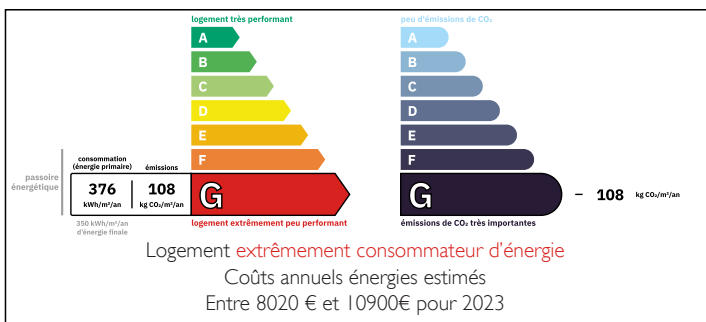
Town:	Beaufort-en-Anjou
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	176 m2
Plot Size:	9600 m2



IN BRIEF

Located inbetween the towns of Beaufort-en-vallée and Mazé, both of which offer a large commercial sector but also retain a great deal of charm. This farm house full of character offers countryside views and great potential to make something very special. The property offers a large house of 176m2, an attached 75m2 garage which can be accessed from within the house, a very large hangar of over 280m2 which contains a second garage and further outbuildings. Outside you will find a gated courtyard, a large garden to the rear of which 800m2 has permission for a building plot, a wooded area and a seperate plot of adjoining land. The area is well served by the A85 autoroute and Angers is under 30 kms away with a TGV line to Paris, Tours airport is just over an hour away...

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

To the ground floor of the property you will find a bright entrance hall, a sitting room (20m²) with access to a lovely terrace situated to the side of the property, a kitchen with utility room, an office, a bedroom (13m²), a bathroom with large storage area, a very spacious living/dining room (42m²) with access to the courtyard and also to the attached garage which offers a further storeroom and a mezzanine attic space. You can access the first floor via two staircases located at either end of the property in the sitting room and living room. On the first floor you will find a further 3 bedrooms (23m²/22m²/14m²) a shower room and toilet.

The two staircases would allow the property to be split into two, offering potential for a bed and breakfast business. The large building plot to the rear garden offers further potential to build and the large hangar would lend itself to the storage of large recreational vehicles. I have included a floor plan and 360 degree photos which will allow you to appreciate the potential that the property offers.

LOCAL TAXES

Taxe foncière: 755 EUR

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>