

An extremely well presented converted 5 bedroom Farm house with large barn and gardens 30 Kns north of Cholet



INFORMATION

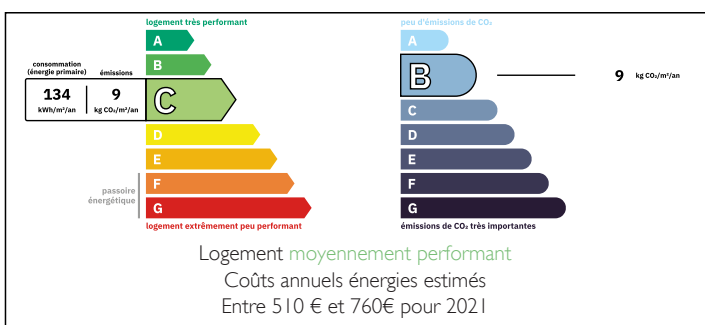
Town:	Montrevault-sur-Èvre
Department:	Maine-et-Loire
Bed:	5
Bath:	2
Floor:	208 m2
Plot Size:	2407 m2

IN BRIEF

Beautifully renovated stone longère in a peaceful hamlet, offering 208 m² of bright living space, 5 bedrooms including a master suite, a 72 m² living area, veranda, utility room and large outbuildings. Set on 2,407 m² of enclosed grounds with a 200 m² hangar, parking and well.



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 fully renovated longère blends rustic stone character with modern comfort, ideally located 15 minutes from Ancenis and Vallet, and 35 minutes from Nantes and Cholet. The ground floor features a spacious 72 m² living area with fitted kitchen and pellet stove, three bedrooms, a large bathroom, two WCs, veranda, utility room and an attached barn/garage. Upstairs, an oak-floored mezzanine leads to an additional bedroom, attic space and a generous 32.9 m² master suite with shower room and dressing. Outside, the 2,407 m² enclosed plot includes a 200 m² hangar, electric gate, ample parking and a well. Technical features include geothermal heating, double glazing, electric shutters, fibre internet and a compliant micro-station—perfect for comfortable family living in a calm rural setting close to major towns.

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

LOCAL TAXES

Taxe foncière:	620 EUR
Taxe habitation:	EUR

NOTES