



## Luxury 6 Bed House & Gite For Sale In Loire Valley



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | Niall Madden  |
| Όνομα εταιρείας:  | Esales Property Limited   |
| Χώρα:             | United Kingdom  |
| Experience since: | 2002  |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Τηλέφωνο:         |   |
| Languages:        | English   |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |             |
|--------------|-------------|
| Ακίνητο για: | Πώληση      |
| Τιμή:        | EUR 499,000 |

### Τοποθεσία

|                       |   |
|-----------------------|---|
| Χώρα:                 | France  |
| Διεύθυνση:            | La Bletière   |
| Ταχυδρομικός κωδικός: | 7232  |
| Δημοσιεύθηκε:         | 16/08/2024  |
| Περιγραφή:            | Luxury 6 Bed House & Gite For Sale In Loire Valley France |

Esales Property ID: es5554283

Property Location

La Bletière

7232 Gréez sur Roc

Property Details

A French Country Retreat: Idyllic Living and Lucrative Potential

Discover a Harmonious Blend of Nature and Luxury



Nestled within the picturesque Loire Valley, this enchanting property offers a tranquil escape from the hustle and bustle of modern life. The main house, a beautifully restored traditional French longère, exudes character and charm, while the expansive grounds, complete with a thriving carp lake, provide a serene and idyllic setting.

## A Home to Cherish

The main house is a haven of comfort and style, featuring a spacious farmhouse-style kitchen, a welcoming lounge-dining area, and practical utility rooms. Upstairs, two generously proportioned bedrooms, each with its own en-suite bathroom, offer privacy and relaxation.

## Versatile Accommodation

The property boasts additional accommodation options with a charming annex, ideal for guests or extended family. The separate gîte offers further potential as a holiday let or rental property.

## A Fisherman's Paradise

The fully legalized 1-hectare carp lake is a centerpiece of the property, offering a lucrative fishing business with bookings already secured for 2024 and beyond. The well-maintained lake, stocked with a variety of fish, is a haven for angling enthusiasts.

## A Beautiful and Functional Estate

The six-hectare grounds are a delightful blend of formal and natural beauty, featuring manicured lawns, vibrant flower borders, and tranquil woodland areas. A productive vegetable garden and orchard provide an abundance of fresh produce.

## Endless Possibilities

Beyond its residential and commercial potential, the property offers opportunities for a variety of lifestyle pursuits. The spacious grounds and substantial barn lend themselves to equestrian activities, while the tranquil setting is perfect for those seeking a peaceful and secluded lifestyle.

## ABOUT THE AREA

Gréez-sur-Roc is a picturesque commune nestled in the heart of the Sarthe department in northwestern France. Surrounded by rolling hills and verdant countryside, the village offers a tranquil escape from the hustle and bustle of city life.

With its charming stone houses and traditional architecture, Gréez-sur-Roc exudes authentic French charm. The village is a haven for those seeking a peaceful and relaxing holiday, allowing visitors to unwind and immerse themselves in the local culture.



The surrounding area offers opportunities for outdoor enthusiasts, with hiking, cycling, and fishing being popular activities. Explore the nearby forests, discover hidden villages, or simply relax by the banks of the River Sarthe.

Gréez-sur-Roc is a perfect base for exploring the wider region of Pays de la Loire, with its historic towns, picturesque vineyards, and stunning natural beauty.

#### MAiN FEATURES:

- \* 220m<sup>2</sup> of living space
- \* 60000m<sup>2</sup> plot
- \* 6 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* A great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* good structural condition
- \* Terrace
- \* Fireplace
- \* No overlooking neighbours
- \* 6 hectares of land (14.83 acres)
- \* DPEN/C
- \* 6 parking spaces
- \* Wood parquet
- \* Facing South
- \* 10 rooms
- \* Oil-fired central heating
- \* GESN/C
- \* Equipped kitchen
- \* Large covered barbecue area.
- \* Fireplace with wood burning insert
- \* Double glazing throughout
- \* Substantial stone barn in excellent condition
- \* The property perimeter is fenced.
- \* Ground floor: tiled floors throughout.
- \* First floor: wood floors throughout

Contact us today to buy or sell property in France fast online

Κατάσταση:

Excellent



## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 6       |
| Μπάνια:                       | 4       |
| Τελειωμένα τετραγωνικά πόδια: | 220 τ.μ |

## Utility details

|          |     |
|----------|-----|
| Heating: | Ναί |
|----------|-----|

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

|                   |   |
|-------------------|---|
| Virtual tour URL: | <a href="https://www.youtube.com/embed/PqQI2MFLf1s?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/PqQI2MFLf1s?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a> |
|-------------------|---|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.024.593 |
|-----------|-------------|

