



## Former Farm Complex with Open Countryside Views

### اطلاعات مشاور املاک

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### توضیحات آگهی

فروش  
USD 362,121.9  
آگهی برای:  
قیمت:

### اطلاعات مکانی

France  
Pays de la Loire  
Valanjou  
49310  
2024/01/15  
کشور:  
استان:  
شهر:  
کد پستی:  
تاریخ آگهی:  
توضیحات:

In the countryside, in the middle of the Layon vineyards, pleasant farm complex consisting of a farmhouse to renovate with a living area of 110 m<sup>2</sup> on one level with 3 bedrooms and convertible attic of more than 180 m<sup>2</sup>, as well as two other adjoining accommodation, the first with a single storey surface area of 85 m<sup>2</sup> composed of 2 bedrooms, the second with a surface area of 90 m<sup>2</sup> also composed of 2 bedrooms.

Each of the two rentals are rented with an additional piece of garden and garage. (Leases in progress, two rents of 520 and 565 euros).

The roofing is new on both rental parts.

This old farm also has various outbuildings including a 140 m<sup>2</sup> shed, a sheepfold, a well, a partly stone barn with a floor area of 460 m<sup>2</sup>.

For nature lovers, you will be able to enjoy this peaceful setting, not overlooked on a 12,400 m<sup>2</sup> wooded plot of land.

Autonomous sanitation up to standards.



Tarmac courtyard.

We offer 3 additional hectares for annual rental if you wish to breed.

20 km from Chemille-en-Anjou and expressway access, 20 km from Doue-en-Anjou.

Ideal for horse owners or investors.

The department of Maine-et-Loire is one of the five departments making up the Pays de la Loire region. The name of the department comes from the Maine and Loire rivers that meander through the area. Main towns are Angers, Cholet, Saumur, Segre, Chemille and Doue-la-Fontaine.

The Maine-et-Loire department is classified as a UNESCO World Heritage site and boasts many historical monuments, unspoiled nature trails and great landscapes. The Val de Loire offers rich historical and cultural heritage and is located between Angers and Tours.

The area of Maine-et-Loire benefits from a temperate ocean climate and there is an abundance of interesting places to visit. The Loire Valley is home to some of the most beautiful chateaux in France: Chateaux of Haute Guerche, Breze, Parney, Brissac, Martigne-Briand, Challain la Potherie or Montreuil Bellay are all worth visiting.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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