

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



Agent Info

Naam: Niall Madden

Bedrijfsnaam: Esales Property Limited

Mistlampen: United Kingdom

Experience 2002

since:

Service Type: Selling a Property

Specialties:

Property Type: Apartments

Telefoon:

Languages: English

Website: https://esalesinternation

al.com

## Advertentie details

Vastgoed voor: Koop

Prijs: EUR 499,000

### Locatie

Aanbevolen Auto Onderdelen: France Adres: La Bletière

Postcode: 7232

Geplaatst: 16-08-2024

Omschrijving:

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

Esales Property ID: es5554283

**Property Location** 

La Bletière

72320 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,

# IMLIX Vastgoedmarkt https://www.imlix.com/nl/



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

2/4

#### **IMLIX Vastgoedmarkt**



https://www.imlix.com/nl/

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:

- \* 220m2 of living space
- \* 60000m2 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

Conditie: Excellent

### Algemeen

Slaapkamers: 6



## IMLIX Vastgoedmarkt

https://www.imlix.com/nl/

Badkamers: 4

Afgewerkte vierkante meter: 220 m<sup>2</sup>

**Utility details** 

Heating: Ja

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: https://www.youtube.com/embed/PqQI2MFLf1s?ve

rsion=3&rel=1&showsearch=0&showinfo=1&iv\_lo

ad\_policy=1&fs=1&hl=en-

GB&autohide=2&wmode=transparent

**Contact information** 

IMLIX ID: IX6.024.593

