



2 Bedroom Farmhouse,

49390, Parçay-Les-Pins, Maine-Et-Loire, Pays De La Loire

€475,000

Ref: 117580

* Available * 2 Beds * 2 Baths * 530m2

Farmhouse & Barn Conversion currently used as a holiday rental, with an annual income of £25,000 p/a Stables and paddocks, and the potential to renovate an existing cottage, and convert another stone barn. Heated Pool.

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French Entrée 

Property Description

Renovated by French artisans, this spacious farmhouse and large Barn conversion with pool (11m x 5m), can generate an annual income of £25,000+. Situated in a private courtyard with mature shrubs and trees, a tuffeau stone barn perfect for further development, and other outbuildings suitable for renovation to further in gite income. There are 2 paddocks and stables for 3 horses. Both houses have fully fitted kitchen and whilst retaining many original features such as exposed beams and stone fireplaces, they also offer everything you would expect to find in a modern home. Central Heating, underfloor heating, tiled floors and log burning fires. The main house has 6 very large bedrooms, 2 bathrooms (1 with jacuzzi bath), 1 shower room/wc, large kitchen/dining room, utility room, chaufferie, lounge and has double glazing. The 2nd house has 2 bedrooms, bathroom, huge lounge/dining area with vaulted ceiling, and fully fitted kitchen and store room. There is an outbuilding that was once a dwelling and could easily be refurbished to make a 1 bed roomed gite. The barn has a mezzanine storage space, and a cave underneath. There is a further stone outbuilding which has been converted into stables, making them cool in summer and warmer in winter. 2 paddocks are securely fenced with post and rail style fencing and both have fresh water supply.

