



## La Fontaine bar For Sale in Pouance France



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 150,854.51

### Elhelyezkedés

Ország:	France
Cím:	Place de Duguesclin
Irányítószám:	49420
Feladta:	2024. 01. 26.

Leírás:

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Esales Property ID: es5553995

12 Place de Duguesclin

Pouance

Ombree d'Anjou

49420

France

La Fontaine: Your Portal to History, Adventure, and Community in the Heart of France

Nestled in the charming village of Pouance, France, lies La Fontaine – not just a bar, but a gateway to a



world of rich history, vibrant local life, and endless possibilities. Imagine stepping into a space steeped in over 500 years of stories, where the whispers of Joan of Arc and Bertrand Duguesclin linger in the ancient stone walls. Behind you, the ruins of a majestic chateau invite exploration, while a picturesque alleyway leads to the town archway, a silent sentinel witnessing centuries of change.

## Beyond the Bar:

La Fontaine is more than just a place to quench your thirst. It's a hub for the community, a place where locals gather for music evenings, pub quizzes, and coffee mornings. Motorbike clubs find a welcoming pitstop, while pilgrims on the Santiago Camino pause for a refreshing respite. The spacious loft above the bar, brimming with potential, beckons entrepreneurs dreaming of an Airbnb with a unique historical charm.

## Adventure Awaits:

Pouance itself is a treasure trove of delights. For the history buff, the ruined chateau and tours offer a glimpse into the village's rich past. Le Mans, with its legendary Circuit de la Sarthe for car and bike enthusiasts, is just a stone's throw away. Pouance's own airstrip promises the thrill of private flights, paragliding, and skydiving, while a nearby lake beckons with all manner of water sports. And if you seek relaxation, a manmade beach and lake with a campsite just 5 minutes away provides the perfect escape.

## Strategic Location:

La Fontaine enjoys an enviable position in the heart of the Loire Valley, with easy access to major cities like Angers, Rennes, and Nantes. St. Malo, Caen, and Cherbourg ports are within reach, opening doors to coastal adventures. But Pouance itself holds a hidden gem – Senonnes racecourse, with its training center for 900 horses, is a haven for equestrian enthusiasts.

## A European Grant, a World of Opportunity:

The European Union has recognized Pouance's potential, awarding a 10 million€ grant to develop 'Ombree d'Anjou' as a heritage site. This investment promises an influx of visitors, further enhancing the vibrancy and appeal of the village. Owning La Fontaine presents a unique opportunity to be part of this exciting growth and connect with a thriving community.

La Fontaine isn't just a bar for sale; it's a blank canvas for possibilities. Imagine transforming this historic space into a thriving hub for travelers, locals, and history buffs. Picture yourself hosting themed evenings, organizing wine tastings, or creating a cozy haven for coffee and pastries. Imagine the satisfaction of being part of Pouance's future, contributing to its vibrant tapestry, and witnessing the joy of your guests as they discover the magic of this enchanting French village.

If you seek a life steeped in history, brimming with adventure, and pulsating with the heart of a local community, then La Fontaine beckons you. Step into this portal to a world of endless possibilities, and claim your own piece of French magic.



## LOCATION:

St.Malo, Caen, Cherbourg ports 1.30-3hrs

Property situated in middle of Angers, Rennes and Nantes

LOCAL AMENITIES: Senonnes racecourse with training centre for 900 horses

LeMann cars and bike course

Pouance airstrip plus club offering private flights, hand gliding and parachuting (250 metres away)

Lake with all water sports (15 mins away)

Manmade beach and lake with camping site (5 mins away)

All usual local amenities – school, dentist, post office, shops, hotel plus theatre next to our bar

SUPPORT FROM EU: 5 villages (included is Pouance) have received a grant of 10 million€ to form 'Ombree d' Anjou' as a heritage site. Our bar is over 500 yrs old with the ruined chateau (tours offered) behind and in front a wonderful view of the historical alleyway leading to the archway and wooden gate where Joan of Arc and Bertrand Duguesclin took the last stand against the British.

The bar offers seating for 50 inside, 25 on the side terrace and in the square with picturesque fountain (hence the name La Fontaine!) the town granted for free seating for 36.

Music evenings were offered monthly, pub quiz monthly, coffee mornings and breakfasts for motorbike clubs.

The bar is on the route for the Santiago Camino and would be ideal for AirBnB as there is plenty of loft space for bedrooms etc.

There is a public car park behind the bar with parking for 45 cars plus walk way through large gardens

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## ABOUT THE AREA

Pouance, France, nestled in the heart of the Maine-et-Loire department, is a village brimming with history, beauty, and endless possibilities. Imagine winding cobblestone streets whispering tales of the past, a majestic ruined chateau standing sentinel, and the gentle murmur of the River Verzée weaving through verdant countryside. Pouance isn't just a place; it's an invitation to a timeless experience, where history and adventure intertwine seamlessly.

A Tapestry of Time:



Step back in time as you explore the remnants of the medieval ramparts and gate, silent guardians of the town's rich past. Immerse yourself in the legend of Joan of Arc and Bertrand Duguesclin, who valiantly defended Pouance against the British. The imposing chateau ruins invite exploration, their weathered stones echoing with whispers of centuries gone by. Wander through the charming alleyways, each corner revealing a hidden gem, a quaint stone house adorned with vibrant flowers, or a cozy shop with treasures waiting to be discovered.

#### A Haven for Adventure:

Nature beckons just beyond the village walls. Stroll along the banks of the River Verzée, casting your line for glistening trout, or embark on a scenic bike ride through rolling hills and verdant vineyards. For the thrill-seekers, Pouance boasts its own airstrip, offering skydiving, paragliding, and the chance to soar above the stunning landscape. Take a dip in the nearby lake, kayak through tranquil waters, or discover the secrets of the ancient forest on a guided hike.

#### A Gateway to Discovery:

Pouance is your key to exploring the wonders of the region. The legendary Circuit de la Sarthe in Le Mans awaits motorsport enthusiasts, while the elegant city of Angers, with its magnificent chateau and vibrant cultural scene, is just a stone's throw away. Rennes and Nantes, each with their own unique charm and historical treasures, are easily accessible, offering endless opportunities for day trips and exploration.

#### A Once-in-a-Lifetime Opportunity:

Owning a piece of Pouance is more than just acquiring property; it's becoming part of a story. Imagine restoring a charming stone house, breathing new life into its ancient walls, and creating a haven for travelers and locals alike. Picture yourself running a cozy cafe, showcasing local produce and welcoming weary explorers with a warm smile. Envision sharing stories of Pouance's rich history, crafting experiences that will be etched in the memories of your guests.

Pouance isn't just a destination; it's a canvas for dreams. Whether you seek a historical sanctuary, a vibrant community, or an entrepreneurial launchpad, Pouance offers a unique tapestry woven with endless possibilities. So, come, discover the magic of this enchanting French village, and find your own story waiting to be written within its timeless walls.

#### MAiN FEATURES:

- \* 350m2 of living space
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* 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

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## Gyakori

Kész négyzetméter: 350 nm

Telekméret: 350 nm

## Lease terms

Date Available:

## További információ

Virtual tour URL: <https://www.youtube.com/embed/03GSC61pbw4>

## Contact information

IMLIX ID: IX5.427.524

