



## 2 House Estate For Sale In Ombrée d'Anjou



### Informazioni sull'Agente

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nome:             | Niall Madden                                                                  |
| Nome della ditta: | Esales Property Limited                                                       |
| Nazione:          | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Tipo di servizio: | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Telefono:         |                                                                               |
| Languages:        | English                                                                       |
| Sito web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 385,621.07 |

### Posizione

|              |                                                  |
|--------------|--------------------------------------------------|
| Nazione:     | France                                           |
| Indirizzo:   | D& La Pouquenaie                                 |
| Cap:         | 49420                                            |
| Pubblicato:  | 24/07/2025                                       |
| Descrizione: | 2 House Estate For Sale In Ombrée d'Anjou France |

Esales Property ID: es5554700

### Property Location

d 203  
la pouquenaie  
armaille  
manet loire  
49420  
France

As both prproperties share the same utilities they cannot be sold seperately.

### Property Details



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## An Idyllic Rural Retreat: Two Independent Farmhouses and Extensive Grounds for Sale in Ombrée d'Anjou, France

Discover an exceptional opportunity to acquire a unique two-house estate nestled in the tranquil and picturesque countryside of Ombrée d'Anjou, France. Situated on a generous plot spanning 16,000 square meters (approximately 4 acres), this remarkable property offers not one, but two fully independent farmhouses, providing unparalleled flexibility for various living arrangements, multi-generational families, or lucrative rental income potential. This is an ideal offering for those seeking a peaceful rural lifestyle with ample space, privacy, and modern amenities, all within the charming landscape of the Anjou region.

### The First Farmhouse: Spacious and Elegantly Appointed (110 m2)

The first of these beautiful farmhouses, spanning a comfortable 110 square meters, exudes a blend of rustic charm and contemporary comfort. Its thoughtful layout is designed for effortless living and entertaining:

- \* **Ground Floor:** Step into a truly magnificent fitted and equipped kitchen, designed to be the heart of the home. This spacious culinary haven is perfect for preparing gourmet meals and enjoying casual dining. Adjoining the kitchen is a very spacious living room, offering ample room for relaxation, social gatherings, and enjoying the serene countryside views. The open-plan nature of these areas creates a bright and inviting atmosphere.

- \* **Upstairs:** Ascend to the upper level where you will find a luxurious and generously sized bedroom of more than 25 square meters. This expansive master suite provides a private sanctuary, complete with its own elegant bathroom and a separate toilet, ensuring ultimate privacy and convenience. The size of this bedroom offers potential for a private sitting area or a dedicated workspace.

This farmhouse is ideal as a primary residence for a couple or small family, or as a charming, private guest house for the second property, offering distinct living spaces.

### The Second Farmhouse: Versatile and Expansive (Nearly 138 m2)

The second farmhouse, boasting nearly 138 square meters of living space, offers even greater flexibility and accommodation capacity. It is perfectly configured to serve as a substantial family home, a dedicated guest house for larger groups, or as a standalone rental property.

- \* **Ground Floor:** This farmhouse features a well-appointed fitted and equipped kitchen, ready for immediate use. Adjacent to the kitchen, a convenient laundry area simplifies household chores. The ground floor also encompasses a comfortable living room and a separate dining room, providing distinct spaces for relaxation and formal meals. A significant advantage is the bedroom on one level, complete with its own bathroom and a separate toilet, offering easy accessibility and ideal for guests or those preferring single-floor living.

- \* **Upstairs:** The upper floor is accessed via a central landing, which leads to two additional well-proportioned bedrooms and a large shared bathroom. This arrangement is perfect for children, extended



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family, or additional guests.

\* **Separate Entrance Bedroom:** Adding an extra layer of versatility, this farmhouse also features a bedroom with its own private bathroom accessible via a separate entrance. This independent space is ideal for a teenager, a live-in caretaker, a private home office, or as a standalone rental unit, offering maximum privacy for its occupants.

## Practical Amenities and Outdoor Luxuries

Beyond the two independent living spaces, the estate offers a suite of practical amenities and luxurious outdoor features designed to enhance comfort and enjoyment:

\* **Ample Storage and Workshop:** For those with vehicles, equipment, or hobbies, a large garage provides generous space for parking cars and storing various items. Integrated within the garage is a secure workshop, offering a dedicated area for projects or repairs, ensuring all your needs for storage and DIY are met.

\* **Relaxation and Recreation:** The property invites relaxation with a fantastic heated 4x7 meter above-ground swimming pool. This generously sized pool is perfect for cooling off during the warmer months. Complementing the pool area is a dedicated changing area with a separate toilet, adding convenience for swimmers.

\* **Al Fresco Dining and Entertaining:** To truly maximize enjoyment of the magnificent grounds, a well-equipped summer kitchen awaits. This outdoor culinary space is perfect for al fresco dining, barbecues, and entertaining guests, allowing you to immerse yourself in the beautiful natural surroundings without any overlooked vis-à-vis, ensuring complete privacy and tranquility.

The vast 16,000 m<sup>2</sup> plot provides ample green space for gardens, orchards, or simply enjoying the peaceful rural ambiance. The absence of vis-à-vis (direct line of sight from other properties) guarantees a high degree of privacy, a highly sought-after feature in rural properties.

## Ideal for Diverse Lifestyles and Investment

This two-house estate in Ombrée d'Anjou offers remarkable versatility, making it suitable for a range of discerning buyers:

\* **Multi-Generational Living:** Perfect for families wishing to live close but independently, with each generation enjoying their own private space.

\* **Luxury Rental Business:** The two independent farmhouses, combined with the generous plot and amenities like the pool and summer kitchen, make this an ideal property for generating significant rental income through holiday lettings or long-term rentals. The increasing demand for rural retreats in France, especially with flexible working arrangements, makes this a timely investment.

\* **Home with Income Potential:** Live in one farmhouse and rent out the other, providing a steady income stream to offset costs or generate profit.

\* **Expansive Family Home:** For a large family, the two properties can be seamlessly integrated to provide vast living and entertaining spaces, accommodating numerous guests with ease.

\* **Work-Life Balance:** The distinct structures could allow for a dedicated home office or studio, separate from the main living quarters.



## Connectivity and Accessibility

Ombree d'Anjou benefits from good transport links within the region and beyond. For international travel, several airports are within a reasonable driving distance:

- \* Nantes Atlantique Airport (NTE): This is typically the most convenient major international airport, offering a wide range of flights across Europe. It is approximately 1 hour 30 minutes to 2 hours drive from Ombree d'Anjou.
- \* Rennes–Saint-Jacques Airport (RNS): Also a significant regional airport, located around 1 hour 30 minutes to 2 hours drive away, with connections to various European cities.
- \* Tours Val de Loire Airport (TUF): While smaller, this airport offers some direct flights, particularly from the UK, and is roughly 1 hour 30 minutes to 2 hours drive away.
- \* Angers – Loire Airport (ANE): This local airport is closer, potentially under an hour's drive, though it offers a more limited selection of flights, primarily domestic or regional.

The presence of these airports ensures that the estate, despite its peaceful rural setting, remains easily accessible for both residents and international guests.

This exceptional two-house estate in Ombree d'Anjou truly represents a rare opportunity to embrace the quintessential French rural dream. With its independent farmhouses, extensive land, and fantastic amenities, it offers a lifestyle of comfort, tranquility, and immense potential.

## ABOUT THE AREA

### The Charm of Ombree d'Anjou

Ombree d'Anjou is a charming commune located in the Maine-et-Loire department in the Pays de la Loire region of western France. This area is celebrated for its rolling countryside, lush vineyards, and picturesque villages, embodying the quintessential French rural lifestyle. The region offers a gentle pace of life, surrounded by natural beauty and rich historical sites.

The Pays de la Loire region is known for its beautiful châteaux, charming towns, and gastronomic delights, including excellent local wines. Ombree d'Anjou benefits from its peaceful setting while being accessible to local amenities in nearby towns, offering a balance of seclusion and convenience. The area is ideal for outdoor activities such as cycling, hiking, and exploring the numerous local markets and historical sites. The community spirit is often strong in these rural French towns, offering a welcoming environment for new residents.

### MAiN FEATURES:

- \* 270m<sup>2</sup> of living space
- \* 16000m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 4 Bathrooms



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- \* Stunning Views
  - \* Private Parking
  - \* Private Garden
  - \* Close to essential amenities such as supermarkets and pharmacies
  - \* Close to many excellent bars and restaurants
  - \* 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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## **Comune**

|                        |        |
|------------------------|--------|
| Camere da letto:       | 5      |
| Bagni:                 | 4      |
| Finito piedi quadrati: | 270 mq |

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.345.984

