



## Stunning 5 Bed House & Gite For Sale In Saint Philbert Du Peuple



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 385,978.59

### Locatie

Aanbevolen Auto Onderdelen:	France
Adres:	Rte du Chêne Vert, Saint-Philbert-du-Peuple
Postcode:	49160
Geplaatst:	21-08-2025
Omschrijving:	Stunning 5 Bed House & Gite For Sale In Saint Philbert Du Peuple France

Esales Property ID: es5554748

### Property Location

5 Route du Chene Vert  
ST PHILBERT DU PEUPLE  
49160  
France

### Property Details

An Exceptional French Countryside Estate: Main House and Gîte in Saint-Philbert-du-Peuple

Nestled on the outskirts of the peaceful village of Saint-Philbert-du-Peuple, this remarkable property presents a rare and compelling opportunity to own a meticulously renovated country residence with an independent gîte. Approached by a quiet country lane, the estate offers the best of both worlds: a serene,



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rural setting and convenient proximity to essential amenities. Just a short five-minute drive takes you to the supermarkets in Longué-Jumelles, while the larger, historic town of Saumur is only 20 minutes away. This location in the fabled Loire Valley, known as 'the playground of the kings,' places you at the heart of a region rich with beautiful châteaux, vineyards, and cultural heritage.

The property consists of two distinct buildings: a spacious main house and a separate, self-contained gîte. The main house is a generously sized family home that has been thoughtfully renovated by the current owners. On the ground floor, you are welcomed by a large sitting room, complete with a cozy fireplace that creates a warm and inviting atmosphere. The adjacent, fully fitted kitchen features all appliances, making it a functional and well-equipped space. A dining area and additional seating provide a wonderful hub for family life and entertaining. The ground floor also includes a valuable single-level bedroom, a large utility room with fitted cupboards, a bathroom with a corner bath and separate shower, and a separate toilet. A door from the dining area leads to another room and then to a recently completed third sitting room, offering exceptional flexibility and living space.

### The Gîte: A Turnkey Opportunity for Income or Family

The second building is a fantastic, self-contained gîte, providing a significant advantage for the property. Pre-COVID, this was a successful seasonal rental, generating a substantial income. It now represents a turnkey opportunity to either re-launch a profitable holiday accommodation business or provide independent living space for family or friends. The gîte is being sold with all its furniture included, which is described as being in 'as new' condition, along with all fixtures and fittings. This means a new owner can begin generating income immediately without any additional investment in furnishing.

The gîte's layout is both practical and comfortable. The entrance hall leads to a separate toilet and a shower room with a toilet and wash hand basin. A door provides access to the large, fully fitted kitchen, which is open to the dining and sitting areas. A staircase leads to the upstairs, which contains a double bedroom and a twin bedroom, making it perfectly suited for a small family or couple. The inclusion of all furniture and appliances in the asking price is a rare and highly attractive feature, adding immense value to the property as a whole.

### Meticulous Renovation and Abundant Outdoor Spaces

The main house continues to impress on its first floor. A staircase from the ground floor leads to a landing with an office space, providing a quiet area for work or study. This level also features two additional double bedrooms and an en-suite shower room with full-height cupboards, completing the comfortable and functional five-bedroom, three-bathroom layout across both buildings. The property's renovation has been carried out with great care, resulting in a residence that is ready to be enjoyed from day one.

The external features of the property are just as impressive as the interiors. A long driveway leads from the road, accessed by remotely controlled electric gates, ensuring privacy and security. The grounds are expansive and include a garage and workshop housed within an old barn, with space for two cars via an electric shutter. This building also serves as a large 'man cave' or workshop, offering ample space for hobbies and storage. Another outbuilding has been re-roofed to provide dry storage for various items, and



three metal sheds are on the property for gardening tools and materials. An above-ground swimming pool provides a refreshing escape during the summer months. This spacious country residence is a testament to the current owners' meticulous attention to detail and offers a perfect blend of peaceful living, modern amenities, and significant income potential. The property is a truly unique find in this sought-after region of France.

## A Prime Location and Lifestyle

Saint-Philbert-du-Peuple offers a peaceful living environment, between town and countryside, a highly sought-after balance. The village is close to essential amenities, ensuring daily life is convenient. The proximity to Saumur and Longué-Jumelles means you are never far from larger towns with a wider range of shops, schools, restaurants, and cultural attractions. Saumur, in particular, is a historic city famous for its château, cavalry school, and sparkling wines, offering a rich cultural experience.

This property is a rare find, combining a large, comfortable family home with a valuable income-generating asset in a beautiful and strategic location. The DPE (Energy Performance) ratings for both the house (E) and the gîte (E) provide an estimate of their energy consumption, with the main house estimated to consume between €2,540 and €3,520 per year, and the gîte between €1,470 and €2,040 per year. For more information on the risks to which the property may be exposed, the Géorisques website is available. This home is more than just a property; it's a lifestyle opportunity, offering the chance to live the French countryside dream while benefiting from a smart investment.

## ABOUT THE AREA

The village of Saint-Philbert-du-Peuple is a peaceful commune located in the heart of the Anjou region, a historic province of France. The area is known for its serene, green landscapes and its proximity to the Loire Valley, a UNESCO World Heritage site celebrated for its stunning châteaux, picturesque vineyards, and charming riverside towns. This part of France is a haven for those who appreciate history, nature, and fine wine. The surrounding countryside offers a peaceful, rural lifestyle, with plenty of opportunities for walking, cycling, and exploring the local scenery.

The property's location is strategically placed between the larger towns of Saumur and Longué-Jumelles. Saumur is a major cultural and historical center, famous for its magnificent château, the National Riding School (Cadre Noir), and its sparkling wine cellars. It offers a vibrant atmosphere with a wide array of shops, restaurants, and cultural events. Longué-Jumelles provides a convenient alternative for daily necessities. The area strikes a perfect balance, allowing residents to enjoy the tranquility of village life while having easy access to the amenities and attractions of nearby towns.

For air travel, the nearest airport is Tours Val de Loire Airport (TUF), which is approximately a 1-hour and 15-minute drive away. This regional airport offers a selection of flights to various destinations, primarily within France and to a few European cities. For a wider range of international flights, Nantes Atlantique Airport (NTE) is a more viable option, located about a 1-hour and 45-minute drive from the property. Nantes is a major airport with a more extensive network of flights to both European capitals and other international destinations.



While these airports offer good connectivity, many visitors and residents of the region also utilize the excellent French rail network. The high-speed TGV trains connect major cities, and the local TER network serves smaller towns, making travel throughout the country both efficient and enjoyable. The proximity to these transportation hubs makes the property an excellent choice for both domestic and international travelers, whether for a holiday home or a permanent residence.

## MAiN FEATURES:

- \* 267m<sup>2</sup> of living space
- \* 6369m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Pool
- \* 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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## Algemeen

Slaapkamers:	5
Badkamers:	2
Afgewerkte vierkante meter:	267 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL:	<a href="https://www.youtube.com/embed/03GSC61pbw4">https://www.youtube.com/embed/03GSC61pbw4</a>
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## Contact information

IMLIX ID:	IX7.451.934
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