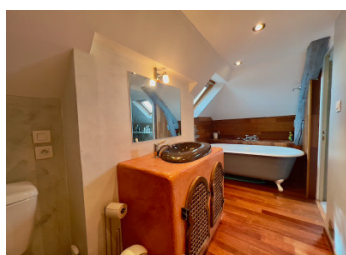


Stunning Maison de Maitre in the centre of Saumur with four bedrooms, large garden and swimming pool.

EXCLUSIVE



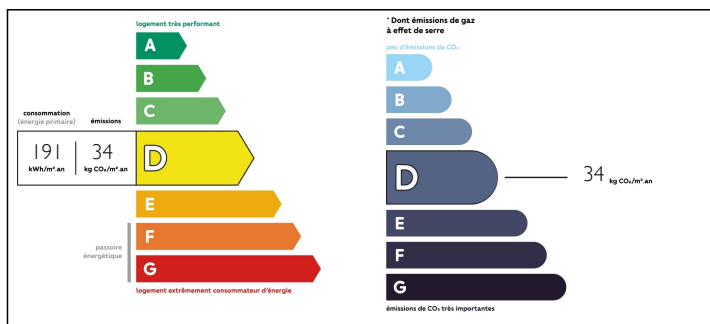
INFORMATION

Town:	Saumur
Department:	Maine-et-Loire
Bed:	4
Bath:	4
Floor:	210 m2
Plot Size:	1539 m2

IN BRIEF

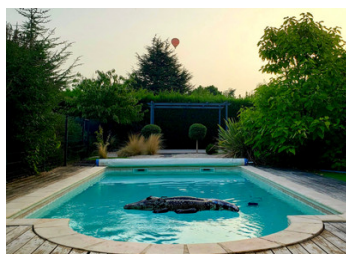
This beautiful maison du maitre style property, is in excellent condition and set over 3 floors. Centrally located in Saumurs, Chateau quarter, it is close to schools, shops, the hospital and many local amenities. With no renovation necessary, this lovely home is ready to occupy and enjoy it's charms. 4 spacious bedrooms, 4 ensuite bathrooms, a modern kitchen, 2 large reception rooms and a lovely swimming pool.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A beautifully appointed home dating from the 19th century, with a large well maintained garden, containing a heated swimming pool, generous covered terrace and associated woodland near by.

The accomodation is over three floors with an original and classically designed wooden staircase leading to each floor. This stone home retains many original features throughout combined with double glazed energy efficient windows and doors, insulation and a modern heating and cooling system ensuring the house is warm in the winter and cool in the summer.

A few minutes walk to a local boulangerie and supermarket as well as Saumur's outstanding Chateau, with its glorious views of the Loire River. Place Saint Pierre, with its outstanding architecture, numerous restaurants, bars and cafes is just a few minutes further on. The place is also the heart of Saumur's outstanding Saturday market.

Saumur benefits from excellent high speed internet connectivity and excellent transport links to the cities of Paris, Nantes, Angers and Tours, ideal for home working.

Tours airport 82km
Nantes airport 167km
Poitiers airport 88km
Paris Montparnasse 2h10mins SNCF

On The Ground Floor

Tiled entryway with original wooden staircase. 9m²
Large reception room with doors onto the garden 21,1m²
Large family dining room 23,5m²
Modern kitchen 11,7m²
Music room/orangery 12m²
Small utility room
Bedroom (1) 21,6m² with ensuite shower room 4,5m²

NOTES