

Charming stone barn conversion on edge of friendly hamlet, in beautiful country setting.

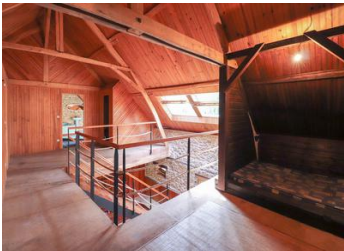


INFORMATION

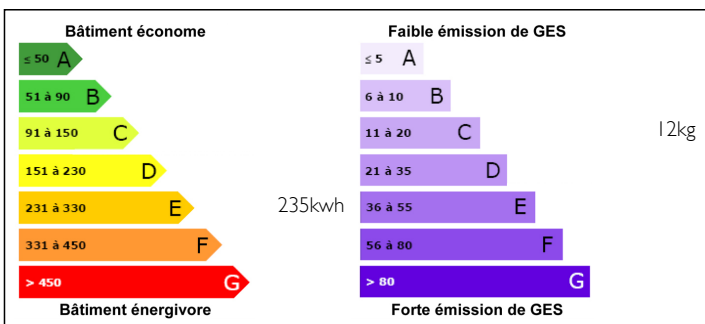
Town:	TURBILLY
Department:	Maine et Loire
Bed:	2
Bath:	2
Floor:	161 m2
Plot Size:	1983 m2

IN BRIEF

Beautifully converted barn offering 2/3 bedrooms, 2 with ensuite, attractive open-plan living area, large enclosed garden – in peaceful, friendly hamlet. 11 km from La Flèche with all amenities and its renowned zoo, Le Mans with fast trains to Paris and famous 24 Hour racetrack 55 km, Saumur 50 km, Angers 55 km. Tours airport with budget flights to Stansted 68 km. Easy access to the northern ferry ports, and all the attractions of the Loire Valley.



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.



LOCAL TAXES

Taxe foncière:

556 EUR

NOTES

DESCRIPTION

Unusual barn conversion, with bright, spacious, open-plan living space, with exposed stone and beams, and wooden panelling. All renovation work carried out since 2000 with new plumbing, electricity, double glazing, septic tank (waiting for inspection), heating from fireplace with hot air vents and electric radiators.

GROUND FLOOR

Front HALL (6.28 m²) with doors to:

- open plan LIVING ROOM (65.92 m²), with corner KITCHEN (fitted, with breakfast bar) separated from sitting/dining area by a dual-sided fireplace, feature wood and steel staircase to first floor with LIBRARY area below
- CLOAKROOM (1.67 m²)
- UTILITY ROOM (8.48 m²) with fitted cupboards
- Rear porch with patio area (12.78 m²), door to main living, and door to wood shed (10.47). 2 further sheds attached to the house (7.89 and 7 m²), could be converted to extra living space.

FIRST FLOOR

- Spacious mezzanine (29 m²) with quirky built-in double bed
- WC (2.66)
- BEDROOM 1 (13.3 m²) with shower and basin
- BEDROOM 2 (29 m²) with bath, bidet and basin
- STUDY (5.55 m²)

OUTSIDE

Fully enclosed private, mature garden (1983 m²), with gazebo. Located on quiet road in a very friendly hamlet.