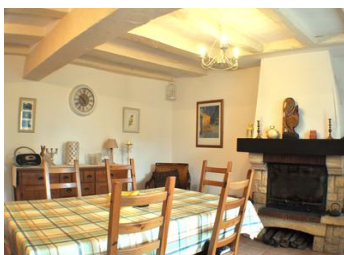


A very tastefully restored 3 Bedroomed traditional farmhouse dating to the 17th Century. Set in private gardens of a third of an acre, 1 km from a...



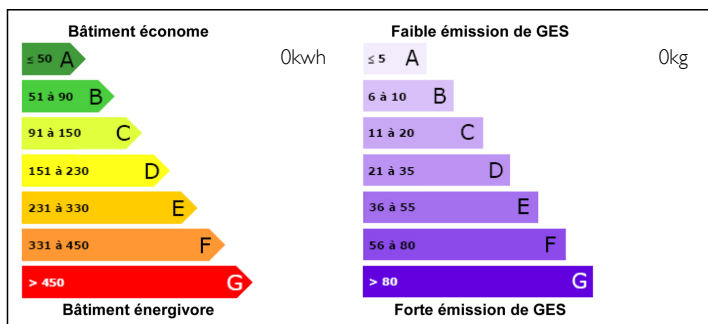
INFORMATION

Town:	PONTIGNE
Department:	Maine et Loire
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	1434 m2

IN BRIEF

This lovely property is just outside the village of Pontigne famous for its twisted spire Church. The house is 5 minutes from a golf course and less than 5km from the historic medieval town of Bauge with shops, supermarkets, health centre and world famous Chateau. Only 45 minutes from Tours with its scheduled flights to London Stansted and TGV services to Paris and London, perfectly situated in the heart of this beautiful part of the Loire Valley easily accessible from the Car Ferry or Channel Tunnel.

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

Approached from a quiet lane between Pontigne and Lasse, the cottage sits in its extremely private gardens in a small farming Hamlet (Arable). The property enjoys many period features and has been both tastefully and expertly restored to a high standard.

The accommodation comprises on the ground floor an impressive sitting room with a period stone fireplace and beamed ceilings with a good headroom, A rear lobby leads off to the large Bedroom with access to the rear garden through double doors and a very large, well appointed Bathroom with walk in shower, bath and WC. A large dining room with wood burning fire, leading to the fitted kitchen.

The stairs rise to the first floor from the Dining room to a long landing with a second bathroom, separate WC, Storage cupboards and 2 double bedrooms.

Outside the pretty and very private gardens planted with mature trees and shrubs include lawned areas, Patio and seating areas as well as a gravelled drive and ample parking for 3 or 4 vehicles.

NOTES