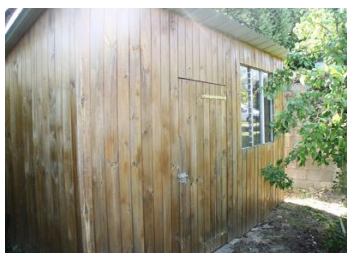


Family home to refresh and renovate, 86m², 4 bedrooms, 2 shower rooms, office, orchard, enclosed garden, garage, close to amenities in Saumur



INFORMATION

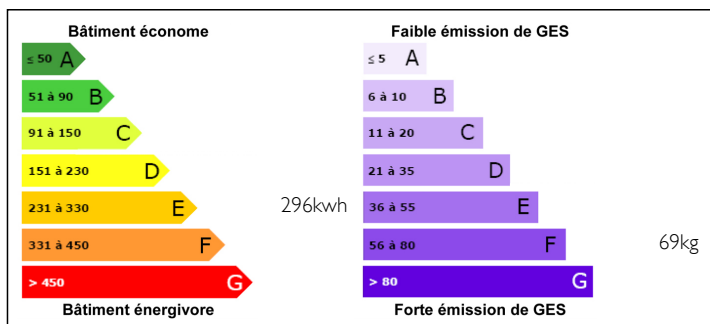
Town:	SAUMUR
Department:	Maine et Loire
Bed:	4
Bath:	2
Floor:	86 m ²
Plot Size:	662 m ²



IN BRIEF

Located on the edge of the town of Saumur, close to amenities. Charming large house (1952) with 8 rooms to refresh/renovate to your taste. Huge possibilities. Large enclosed garden with orchard and garden shed.

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

Charming 86m² house with on the ground floor: kitchen (9m²), living room (19m²), office (11m²) utility room (4m²), shower room (6m²) and garage (12m²).

A shed (15m²) attached to the house can be used as a summer-house, opening onto a garden 600 m² with orchard, garden shed (7.5 m²) and a well.

Upstairs, 4 bedrooms (between 9 and 10m²), a shower room and attic access for storage.

Even if the interior decoration is from an older time, there are huge opportunities for refreshment and change.

Little extras: Gas heating, new double glazing, intercom with camera, outbuilding (workshop and cellar)

Very well located: 2 km from the city centre, 9 km from the A85 and less than an hour from Angers or the A11, walk to facilities (pharmacy, doctor, school, gym, walking path along the Thouet, health course...), castles, Cadre Noir, Loire bank...

Nearest airports Tours 89km, Nantes 137km, Angers 53km

If you are looking for a house to refresh to your taste in a pleasant and quiet area but in town, this one is for you. Ideal for a first purchase.

This measures are approx.

LOCAL TAXES

Taxe foncière:

118 EUR

NOTES