

Superb Architect designed 5 bedroom house, In a lovely village with private gardens including pool. This house has been constructed to the highest standards throughout and represents...



INFORMATION

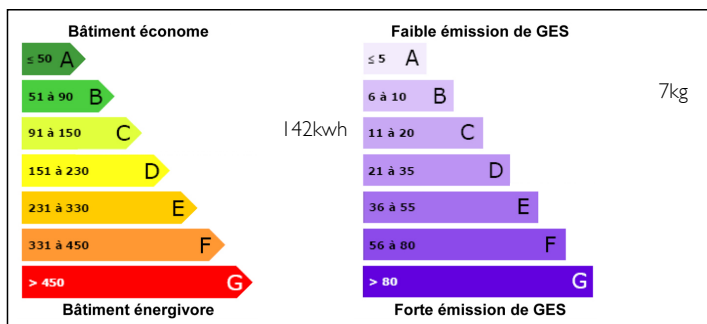
Town:	COURLEON
Department:	Maine et Loire
Bed:	5
Bath:	2
Floor:	166 m2
Plot Size:	1322 m2



IN BRIEF

Situated in the pretty village of Courleon, this property is ideally situated in the heart of the Loire Valley. On the edge of Forest, 10 minutes from Vineyards, 25 minutes from stunning Medieval Towns and only 45 minutes from Tours or Angers, with flights from London and Dublin to Tours and TGV services to Paris and beyond from both cities. 3 Golf courses within 30 mins radius and the car ferries a simple 2 and half hours journey distant.

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

This lovely property has been built to the highest standards. It has been well designed to facilitate ease of modern living and be very low maintenance.

The whole property is within enclosed gardens, and comprises of a large entrance hall with stairs to first floor. There is access to the downstairs bedroom and Shower room/WC, as well as rejoining the rear of the kitchen. To the right of the entrance hall one enters the huge open plan living space with part used as a dining area, giving way to a large double height sitting area with an open fireplace. There is a bar area and patio doors on all sides leading out to the terraces. The beautifully fitted kitchen area is also integral to this fabulous living space ensuring entertaining becomes a fully inclusive experience. There is a utility room with rear door access behind the kitchen.

Upstairs the large landing also has a nice area used as an office as well as giving access to 3 large double bedrooms and a single bedroom all with fitted wardrobes, a very lovely family bathroom with a shower as well and separate WC.

The gardens are mainly laid to lawn with gravelled and paved terraces. The pool is of the highest monocoque construction with a superior filtration system and heater. The pool area is additionally enclosed for children's security. There is a Garage/workshop and covered open storage to provide parking for up to 3 cars.

LOCAL TAXES

Taxe foncière: 797 EUR

NOTES