

Beautiful stone country cottage, fully renovated with 2 spacious double bedrooms, perfect second home or even main residence, currently a gite with excellent occupancy



## INFORMATION

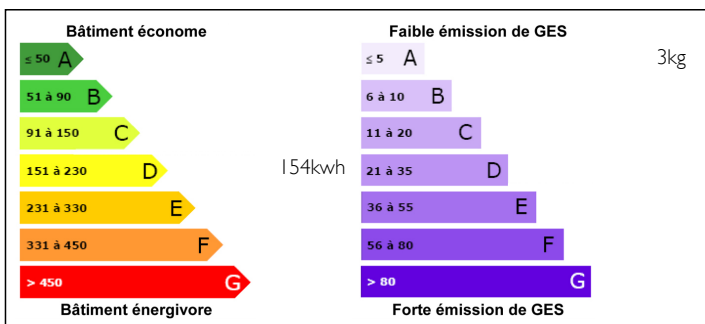
Town:	BREIL
Department:	Maine et Loire
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	697 m2



## IN BRIEF

This lovely property is ideal if the relaxed pace of the Loire Valley appeals to you with its winding cycle lanes and fantastic vineyards. Situated in a sleepy village between Saumur and Tours, the house is easily accessible from the UK just 2 and a half hours' drive from the ferry port at Caen, with low cost regular flights all year round into Tours from the UK and a TGV high speed train service to Paris.

## 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

Originally the priests cottage in this lovely small village, just 5 minutes from the market town of Noyant, which has all the traditional amenities one would expect including Bars, Restaurant, Boulangerie, Butchers and a medium sized Supermarket.

The property probably dates from the 14th Century and still has many of the later 16th and 17th Century exterior features. The interior has been tastefully and sympathetically restored, retaining most of the period features. The high quality accommodation on the ground floor has a huge open plan Living Dining and Kitchen area, there are stone walls and oak beams and a stone fireplace with a wood burning stove. The family bathroom is accessed from a rear lobby. Upstairs there are two very large bedrooms and easily enough room for a second bathroom to be created, with all services already prepared.

## NOTES