

Very Large property on the edge of a vibrant village with all ammeneties. An ideal family home but with the potential for conversion to a B and...



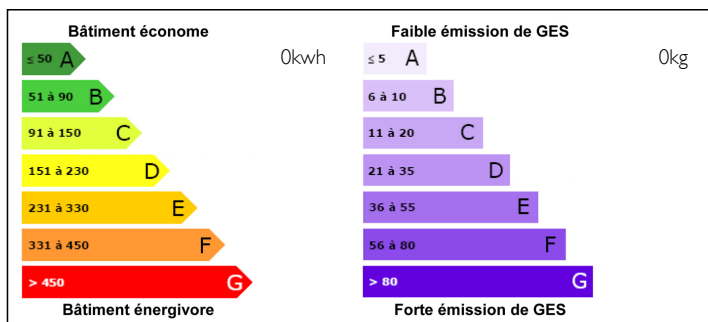
INFORMATION

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|-------------|----------------|
| Town: | VERNOIL |
| Department: | Maine et Loire |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 170 m2 |
| Plot Size: | 1069 m2 |

IN BRIEF

This house build at the end of the 19thC and then further extended in the 1920's is an ideal property to use as a large family house or convert to a Bed and Breakfast. Easy access to Tours airport, less than 3 hours from Caen and only 20 minutes from the beautiful Loire Town of Saumur and all the other tourist attractions the area has to offer.

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

The stylish high ceilings of the downstairs rooms and some of the original features mark this property out as a property of substance. Although in need of decoration and some updating represents excellent value for money in relation to its size.

The accomodation briefly comprises a large Kitchen with a large pantry leading to a Utility room with a wet room. The hallway has a WC and stairs leading to the 1st floor. There are 3 large reception rooms with some of the original features such as ceiling mouldings and cornices. There is a fireplace with a woodburner in the main Salon.

Upstairs there is a very large bedroom with a wash basin, 2nd bedroom and Family Bathroom. A further bedroom with the 4th bedroom beyond.

There is a large double car port and courtyards and gardens.

LOCAL TAXES

Taxe foncière: 426 EUR

NOTES