

Very pretty restored longere style farmhouse offering deceptively large and spacious 3 bedroomed acomodation with an additional small guest house. There is a main courtyard and a...



INFORMATION

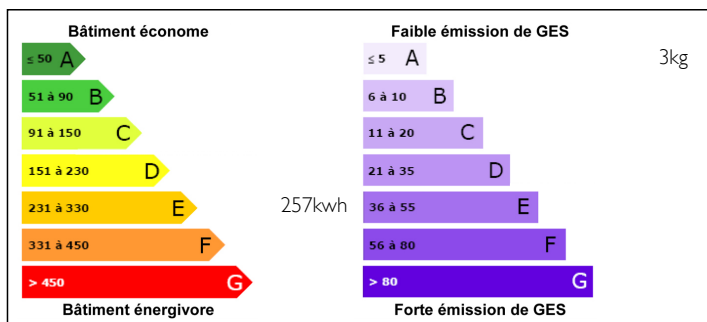
Town:	COURLEON
Department:	Maine et Loire
Bed:	5
Bath:	3
Floor:	129 m2
Plot Size:	1018 m2



IN BRIEF

In a lovely Hamlet, this property is near the villages of Courleion and Parçay les Pins. The lovely rolling countryside around the house gives the air of tranquility. Only 15 minutes from the market town and vineyards of Bourgueil and 25 minutes to the famous town of Saumur the house is ideally placed in the heart of this most popular part of the Loire Valley. Only 50 minutes from Tours with TGV links to Paris and London and regular flights to Stansted. The journey by car to Caen car ferry is less than 3 hours.

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 very deceptively spacious restored farmhouse offers very good value. The house comprises of a large Kitchen with fitted units and a large fireplace with a large wood burner which also provides the central heating. There is a Dining room and a further sitting room in the oldest part of the property, probably 300 years old, with a stone fireplace and an original bread oven, terracotta floors and beamed ceiling.

From the kitchen there is access through a utility room with shower to the rear gardens. A corridor with WC to one side, leads to the first bedroom with a walk in dressing room and a further room currently used by the present owners as a study.

The main stairs lead to the first floor which has 2 very large bedrooms and a family bathroom. There is also access to the unconverted attic space which could easily be converted to provide further accomodation.

On the other side of the courtyard is a further detached stone building which has been thoughtfully restored to provide a very spacious self contained 1 bedroomed guest house as well as further storage sheds and shelter.

LOCAL TAXES

Taxe foncière: 770 EUR

NOTES