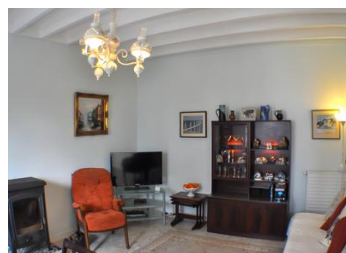
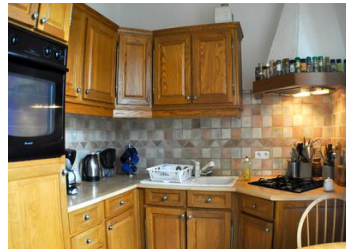


Very attractive 4 bedroom village house in excellent condition and in a very nice location with enclosed pretty gardens, Courtyard and patio and a large stone barn.



INFORMATION

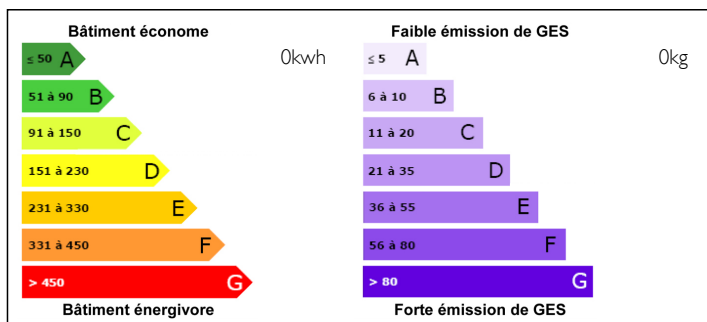
Town:	PARCAY LES PINS
Department:	Maine et Loire
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	1674 m2



IN BRIEF

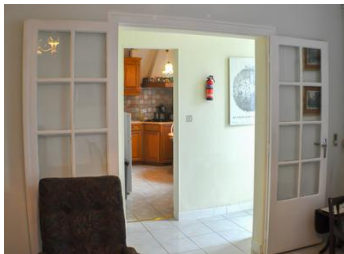
This lovely property is situated in the vibrant village of Parçay-les-Pins which has a boulangerie, corner shop, Bar/restaurant, Hairdressers and a Museum dedicated to the life a Jules Desbois. Bourgueil and it's vineyards are only 15 minutes away and the magnificent Chateau town of Saumur is approximately 25 minutes distant. Tours, with its year round scheduled flights to Stansted is 45 minutes away as is the TGV with rail links to Paris (1Hour) Bordeaux (2 hours) and London (6 hours). Autoroute access is 20 minutes and the ferry port at Caen is less than 3 hours away by car.

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 house is situated on a corner plot with access either through the front iron gates or by the vehicle access into the large courtyard at the side. The front door opens into a hallway with the fully fitted kitchen to one side and on the other side, the large sitting-dining room with a traditional wood burning stove. There is then a very large double bedroom before the rear lobby from which the courtyards and gardens are accessed. There is a further twin bedroom off the lobby as well as a WC and family bathroom. The central heating boiler(Gas) is also housed in the lobby. The stairs rise to the first floor landing giving access to a lovely shower room and WC, a huge family bedroom and a further smaller double bedroom. The whole house is in very good condition decoratively and has been well maintained by the current owners including the main house roof having been replaced in the last 12 years. The house has the added benefit of mains drainage.

Outside there is a large courtyard with ample car parking and turning space, a patio area and a very large open barn with a workshop and lockable storage shed, The barn has a mezzanine over part of it giving plenty of storage space. The rear garden is laid to lawn with mature fruit trees and the front is a pretty ornamental garden with trees and shrubs.

LOCAL TAXES

Taxe foncière:	420 EUR
Taxe habitation:	580 EUR

NOTES