

Very pretty restored 2 bedroom cottage with guest annex and large garden.



EXCLUSIVE

INFORMATION

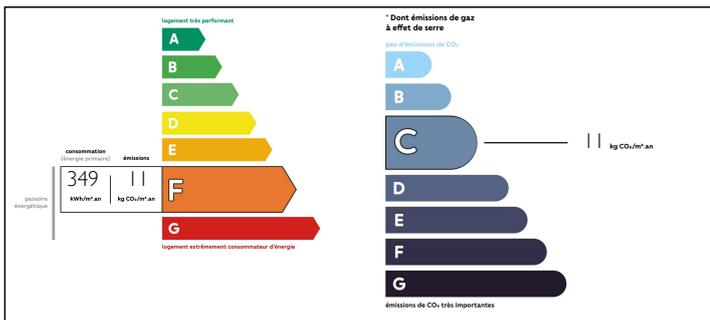
Town:	Vernoil-le-Fourrier
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	45 m ²
Plot Size:	3286 m ²



IN BRIEF

Situated in a small hamlet between Courleon and Vernoil, which is a vibrant village with a range of commerce including bars, restaurant, boulangerie, vets and supermarket. Saumur, Bourgueil and the Loire are all within 20 minutes and this lovely area ideal for cycling and walking gives easy access to all the delights of this beautiful part of the Loire Valley. Tours, with its TGV links to Paris, London and Bordeaux as well as scheduled flights from London Stansted and Dublin, is 45 minutes away. The car ferry at Caen is less than 3 hours drive.

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 part of a small hamlet and sits in a generous plot of over 3/4 acre overlooking open countryside and views across to the Chateau of Courleon.

It has been restored to a very high standard using local artisans. The accommodation is arranged as follows:

The downstairs is a large open plan space with a fireplace (wood burner fitted) a dining area and fitted kitchen. Open tread stairs lead to the first floor landing giving access to 2 double bedrooms and a shower room with a WC.

To the right hand side is a self contained studio for 2 people which is fully independent of the main house with a kitchen area, bathroom with WC and a mezzanine with a double bed.

There is also a small workshop accessed from the side of the house to the rear.

The house is approached by a private driveway and there is ample parking for 3-4 vehicles.

There are terraces to the front and sides of the house to take advantage of the views and the mature garden has hedges, trees and shrubs and is mainly lawn.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière:

548 EUR

NOTES