

Pretty 2-bedroom cottage with courtyard, a large garden and a barn. Set in a small hamlet.

## EXCLUSIVE



## INFORMATION

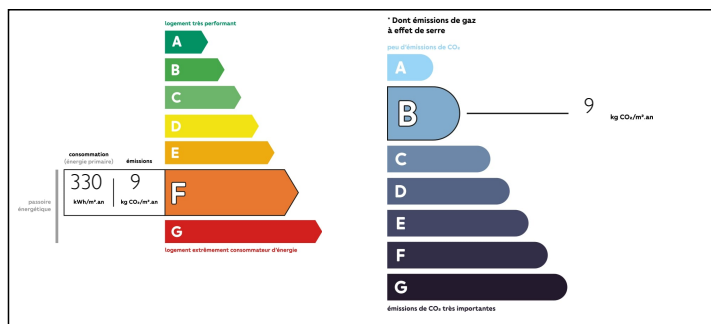
Town:	Mouliherne
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	2649 m2

## IN BRIEF

Situated in a small hamlet attached to the village of Mouliherne in this pretty part of the Loire Valley. Mouliherne is a vibrant village dominated by its 9th century church with a twisted spire. It has bars, restaurant, boulangerie and a school. Saumur and Bauge, two beautiful historic towns are within 20 minutes drive. Tours is 45 minutes away with TGV services to Paris and London and scheduled flights to Stansted and Dublin. The car ferry at Caen is less than 3 hours distant 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 in a hamlet and is joined each side to neighbouring cottages. The accommodation comprises:

Large front courtyard with enough space to park 2-3 cars. Main entrance into a large sitting room with a lovely fireplace. There is a rear lobby which has the stairs leading to the very generous first floor bedroom and attic space.

The sitting room leads to the kitchen\*/dining room. There is a further large bedroom and a shower room and WC.

There is a large back garden with a courtyard leading to a lawned area with a large barn. The garden extends around the rear of the neighbouring property and also has a separate access.

\*Please note the photographs of the kitchen show an AGA Range. Although included in the sale, it is not connected to a flue or fuel supply, so information on its condition or suitability cannot be given or implied.

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

## LOCAL TAXES

Taxe foncière: 452 EUR

## NOTES