

Charming 2 bedroom cottage in the heart of the historical village of Fontevraud l'Abbay. Perfect holiday home.



## INFORMATION

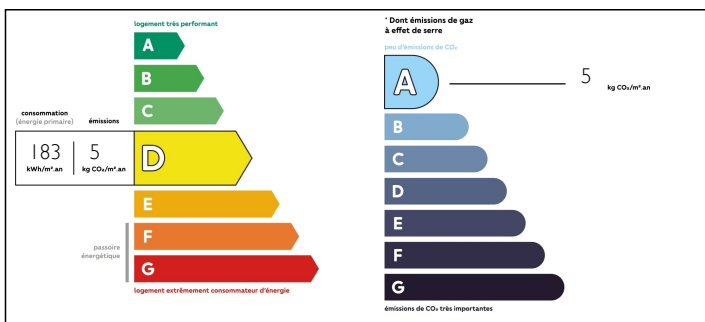
Town:	Fontevraud-l'Abbaye
Department:	Maine-et-Loire
Bed:	2
Bath:	2
Floor:	69 m2
Plot Size:	0 m2

## IN BRIEF

OFFER ACCEPTED. A rare opportunity to buy a beautiful village house in the heart of the historic village of Fontevraud l'Abbey in the Loire Valley.. Set over three floors, in excellent condition and with lots of lovely features, this light and bright two bedroom house has the historical Abbaye Royale de Fontevraud and all village amenities on its doorstep.

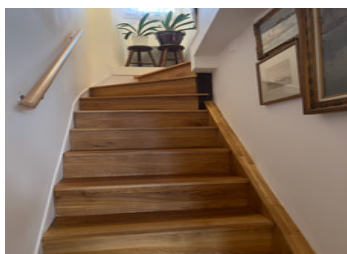


## ENERGY - DPE



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 front entrance is directly into the living / dining room. This charming room has a stone floor, open fireplace and exposed beams. There is a fitted coat and boot cupboard and alcoves with shelves. Light floods in from the front window and stable style door. There is a dorrway into the kitchen and stairs leading to the upper floors.

Off the living room, is the galley style, small but charming kitchen with stone floor and feature stone wall. Fully fitted, it comes with oven, hob and dishwasher. There is also a walk in cupboard with shelves and washing machine.

From the living room, a beautiful oak staircase takes you up to the first floor landing. Here you will find a gorgeous bedroom suite. There is a shower room with seperate WC, all Grohe fittings, and a fitted vanity unit. The large bedroom has stone floors and french windows with a glorious view of the abbey.

The wooden staircase continues up to the third floor where there is another charming bedroom suite with a gorgeous roll top bath and seperate WC. This room has a the original floor tiles along with sisal carpet, exposed beams and velux window. All the windows are new and double glazed. The roof was replaced in 2021 as was the shower room and WCs.

This charming cottage would make a perfect lock up and leave second home. Alternatively, the property could offer a super business opportunity, as a gite or...

## NOTES