

Restored 4 bedroom longere with land and outbuildings in an excellent location.



## INFORMATION

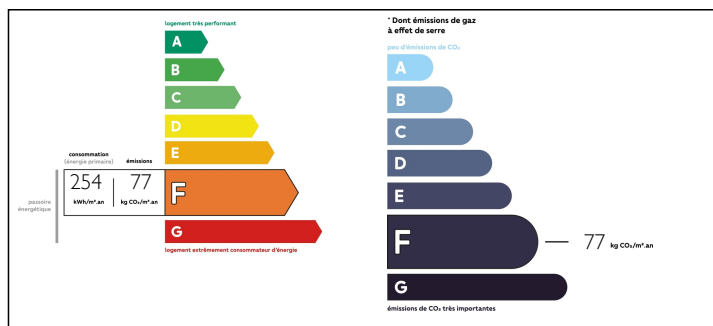
Town:	Vernoil-le-Fourrier
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	123 m2
Plot Size:	20327 m2



## IN BRIEF

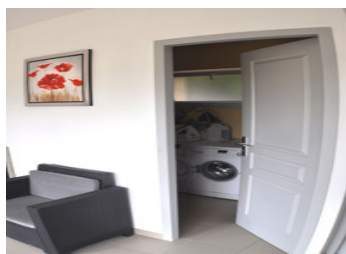
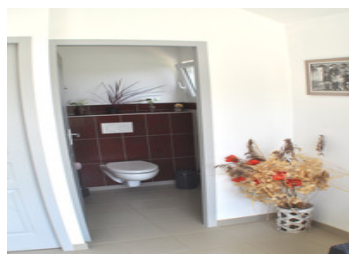
Situated in a small hamlet in the commune of Vernoil le Fourrier. Vernoil has a Boulangerie, Pharmacie, a Bar/Tabac and a Bar-Restaurant. There is a large Supermarket, garage and many other commerces. The Loire and the Famous Chateaux are all within easy distance as is the Cities of Tours, Angers and Le Mans.. Tours airport is less than 50 minutes drive and offer scheduled flights to London Stansted and Dublin. TGV links mean Paris is on 55 minutes from Tours to Montparnasse. Caen Ferry Port 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

This traditional Longere is in excellent condition with all the accommodation on the ground floor. It could (with proper permissions) provide further extensive accommodation if the roof spaces were converted.

The property comprises as follows:

Large fitted kitchen/dining room. Veranda with a WC and separate utility room.

Sitting room, 4 large bedrooms, WC, Shower room. Large attics above all.

Various Barns, outbuildings and Courtyards.

Extensive Garden and over 4 acres of land.

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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: 600 EUR

## NOTES