

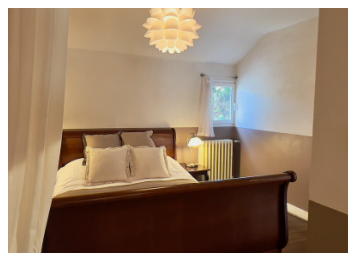
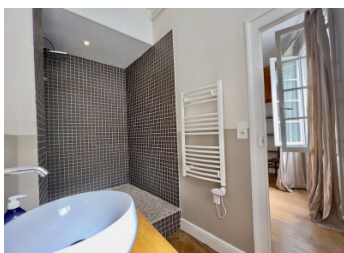
Elegant town house with courtyard in the centre of Saumur, Loire Valley

EXCLUSIVE



INFORMATION

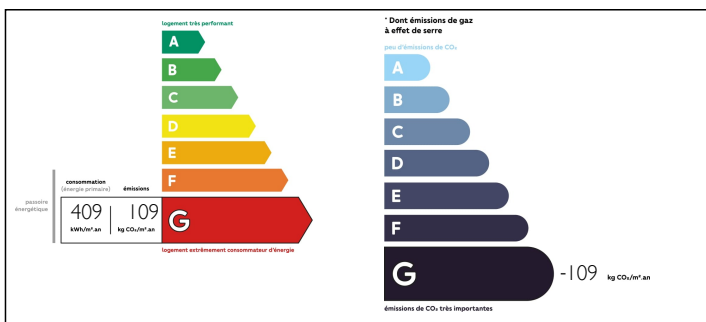
Town:	Saumur
Department:	Maine-et-Loire
Bed:	3
Bath:	3
Floor:	130 m2
Plot Size:	15 m2



IN BRIEF

Rare opportunity alert! Don't miss out on this fabulous three bedroom, three bathroom town house right in the centre of the bustling market town of Saumur, in the heart of the Loire Valley. Beautifully decorated throughout, this gorgeous property with secluded courtyard garden, would make a fabulous holiday home, family home or holiday rental.

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.



LOCAL TAXES

Taxe foncière: 1094 EUR

NOTES

DESCRIPTION

Enter into this gorgeous property through the secluded courtyard garden. With storage areas, and paved terrace it's perfect for outdoor dining or evening drinks.

Through the grand front door, you find yourself in the spacious hall way with gorgeous tiled floor and beautiful wooden staircase. To the right hand side is a well equipped laundry room and to the left a well appointed downstairs WC. Directly in front are elegant, wooden double doors leading into the stunning double fronted reception room (31.50m²) With wooden floors, high ceilings and double aspect windows, this stunning room is both light and airy and sophisticated. It is beautifully decorated and has a marble fire surround and fitted floor to ceiling cupboards.

Walk up to the first floor and find yourself in the trendy, fitted kitchen (13.50m²). It has plenty of storage, appliances and wooden floors. Double windows and high ceiling give lots of light to this lovely space.

Off this room is a good sized dining room (15m²) with walk in cupboard, wooden floor and lovely high ceiling.

To the left of this a light and airy double bedroom (11m²) with ensuite, beautifully appointed shower room (5m²). It has a fully tiled walk in shower, fitted vanity, WC and heated towel rail.

Continue upstairs to the second floor, where you will find yourselves on a generous landing. Directly in front is a second double bedroom (9m²) with wooden floors and lovely views over the town.

Down the corridor and to the left...