LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 93650DBR49 Price: 224 000 EUR

agency fees to be paid by the seller

Pretty 3 bedroom farmhouse & 2 bedroom gite with pool near Saumur and the vineyards of Bourgueil.

EXCLUSIVE

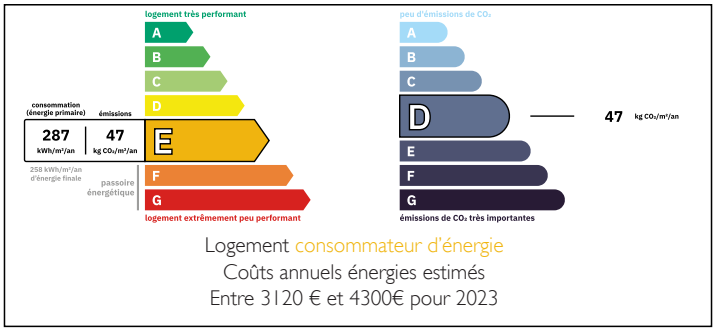
INFORMATION

Town:	Parçay-les-Pins
Department:	Maine-et-Loire
Bed:	5
Bath:	3
Floor:	155 m2
Plot Size:	1544 m2

IN BRIEF

Situated in a small hamlet near the village of Parcay-les-Pins which has Bar/Restaurant, Boulangerie and small convenience store. The property is only 20 minutes from the vineyards and town of Bourgueil. Saumur, Langeais and the rest of this lovely part of the Loire Valley are easily accessible. Tours with TGV and Flights to London Stansted is only 40 minutes away and the drive to Caen is approximately 3 hours.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3120 € et 4300€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**750 EUR**
Taxe habitation:	**750 EUR**

NOTES

DESCRIPTION

This lovely, longere boasts many period features including exposed beams, stone walls, stone fireplaces and tiled floors. It has a separate 2 bedroom guest house which comfortably sleeps 4. The property also has a large pool, verandah and pretty gardens. situated in a small hamlet, surrounded by apple orchards. The house is currently inhabited all year round. It has a 2nd small cottage which has been used as a gite in the past, although the current owners just use it for family visits. It could easily be an income generator if marketed properly.

The main house has a large open plan living and dining room with a large fitted kitchen. A separate hallway leads to the stairs to the first floor and then into the large formal sitting room. There is a summer room adjoining the sitting room with access to a private part of the gardens. There are 3 good sized bedrooms and a bathroom on the first floor. The well maintained gardens surround the house providing a private, tranquil setting.

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