

Spacious 7 bedroomed property with a large garden overlooking vineyards

EXCLUSIVE



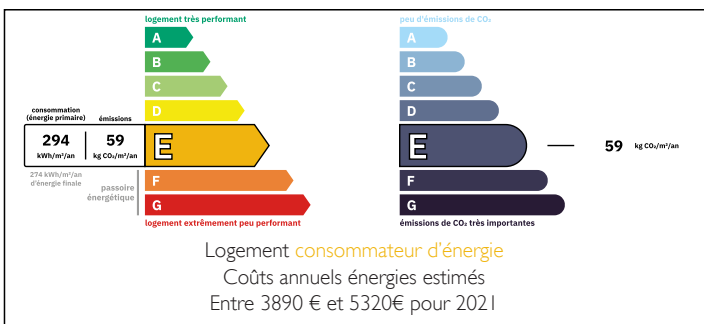
## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Lys-Haut-Layon |
| Department: | Maine-et-Loire |
| Bed:        | 7              |
| Bath:       | 3              |
| Floor:      | 213 m2         |
| Plot Size:  | 2780 m2        |

## IN BRIEF

Large 7-bedroom family home in a peaceful setting in the heart of the Anjou vineyards.

## 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 substantial property includes lounge, dining room, office, kitchen, 7 bedrooms of which one is on the ground floor plus extensive open space within the basement area.

The large garden has several mature fruit trees and looks out over the local vineyards.

Access from the main road is secluded due its own drive.

Located 1.5 and 3.2 Km from the nearest villages, Doue la Fontaine is 14km, Saumur 34km, Angers 37Km. The airports of Nantes and Tours are about 110km

Entrance hall 19.30 m<sup>2</sup>

Kitchen 17.55 m<sup>2</sup>

Office 7.99 m<sup>2</sup>

Bedroom 1 14.07 m<sup>2</sup>

Living room 31.76 m<sup>2</sup>

Living room 13.17 m<sup>2</sup>

Shower room and WC

First floor

Bedroom 2 14.50 m<sup>2</sup>

Bedroom 3 12.52 m<sup>2</sup>

Bedroom 4 13.53 m<sup>2</sup>

Bedroom 5 16.75 m<sup>2</sup>

Bedroom 6 15.88 m<sup>2</sup>

Bedroom 7 13.62 m<sup>2</sup>

Bathroom 4.68 m<sup>2</sup>

WC

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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: **1032 EUR**

## NOTES