LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A24569GAN49 Price: 172 800 EUR

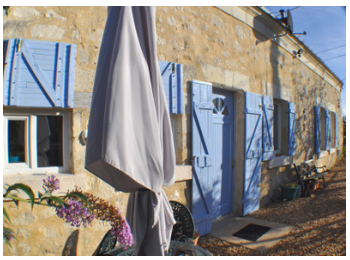
agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Renovated country farmhouse in a lovely quiet position.















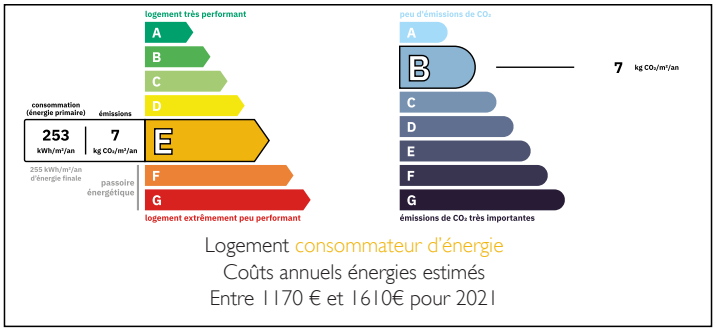
INFORMATION

Town:	Vernoil-le-Fourrier
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	129 m2
Plot Size:	1576 m2

IN BRIEF

Situated in lovely countryside near the vibrant village of Vernoil le Fourrier. Saumur and Bourgueil are all within easy distance as are all the delights of this pretty part of the Loire Valley. Tours is a one hour drive with its TGV services to Paris and London and scheduled flights to London Stansted, Dublin and Porto. The car ferry to Caen is 3 hours away and the channel crossings at Calais approximately 6 hours drive.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1170 € et 1610€ pour 2021

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:	**737 EUR**

NOTES

DESCRIPTION

Set in quiet surroundings on the edge of a small hamlet.
This house has been well restored to make a lovely 3 bedroomed family home.

The accommodation comprises on the ground floor -
A large living room with wood burning stove.
Dining room also with a wood burning stove.
A good sized kitchen which then leads onto a very large utility room and shower room with wc.

From the dining room there is a staircase which takes you onto the first floor where there is one very large double bedroom and a second large double bedroom and one twin bedroom.
There is also a good sized bathroom which also has a shower and wc.

Outside there are two good sized gardens to the front and rear which are well easily maintained, and also a well.

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