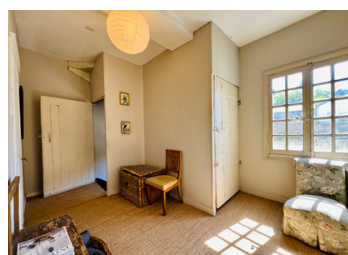


Steeped in history, this 4 bedroom riverside house is a real gem just a short walk from the heart of Saumur.



INFORMATION

Town:	Saumur
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	0 m2

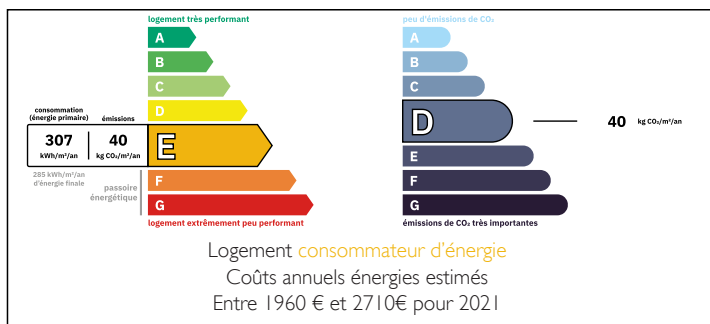


IN BRIEF

**** UNDER OFFER**** This charming former merchant's house dates back to the early 18th century and beautifully shows off authentic materials and features ~ wood panelling, beams, tommette tiles, cast iron radiators. Each space has been creatively styled with heritage tones sympathetic to the fabric of the building and playful nods to various periods in history. The property offers wonderful views over the Loire quay-side and the historic buildings beyond.

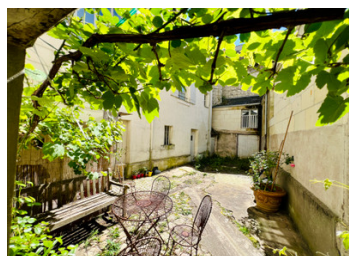
Each floor is light and airy, with large landings on each level, served by a magnificent oak staircase. The delightful master bedroom on the first floor has a dedicated bathroom which can also be access from the landing. Two light bedrooms on the second floor share a shower room. The huge top floor room is simply stunning, with exposed beams, original terracotta floor tiles and more of those views...

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: 1454 EUR

NOTES

DESCRIPTION

The house is arranged over five floors, each bursting with original features and stylish decor.

Ground Floor:

The front door leading to - Hallway (with door to the kitchen) and separate WC. Living room with working fireplace [28m²]. Fully fitted kitchen [9m²].

A beautifully restored, original oak staircase leads to: First Floor:

Large landing leading to - Large bedroom with period fitted cupboards [24m²] and Bathroom with WC [7m²].

Second Floor:

Large landing leading to - Bedroom 2 [12m²] and Bedroom 3 [11.2m²]. Shower room with WC and laundry [7m²].

Third Floor - The magnificent attic space spans the whole of the top floor shows off beautifully restored beams in the vaulted ceiling and those glorious views[41m²].

Lower Floor: A very practical space with two rooms, gas boiler (replaced in 2024) hot water tank and access to the courtyard at the rear of the property.

The house is on mains drainage and city gas and benefits from fibre internet service. A gated entrance to the side gives access from the street to the courtyard and the back door of the house. The property includes a small room across the courtyard. The property is located in the heart of a historic district of Saumur, at the foot of the château and on the Loire à Vélo cycle route. There are many excellent cafés and restaurants within a short walk. The heart of the town of Saumur is close, with day-to-day amenities and larger shops and major...