LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41417GVC49 Price: 199 000 EUR

agency fees to be paid by the seller

Stunning 5 bedroom townhouse with private garden















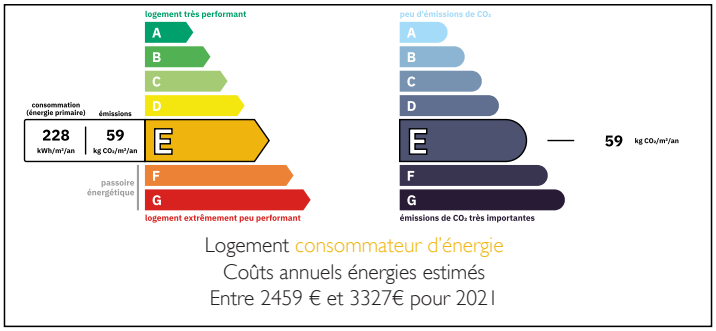
INFORMATION

Town:	Saumur
Department:	Maine-et-Loire
Bed:	5
Bath:	4
Floor:	141 m2
Plot Size:	109 m2

IN BRIEF

Ideally located close to central Saumur, this generously sized property presents an excellent renovation and investment opportunity. Offering substantial living space, character features, and a secluded courtyard garden, the house has strong potential as a high-yield Airbnb, holiday rental, or impressive town residence in one of the Loire Valley's most sought-after locations.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2459 € et 3327€ 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: **1938 EUR**

NOTES

DESCRIPTION

This beautiful town house offers the following accommodation.

Ground Floor
An elegant entrance hall leads to a bright and inviting living room, featuring a cozy fireplace, ideal for creating a warm atmosphere on cooler evenings. Adjacent, the generous dining room offers the perfect setting for family meals or hosting guests.

The fitted and fully-equipped kitchen, complete with a hob, oven, and extractor hood, is a chef's dream. A separate toilet and a delightful veranda, overlooking the garden, complete this floor, providing a seamless connection between indoor and outdoor living. Easy access to the integrated garage completes an ideal ground floor setting.

First Floor
A graceful staircase leads you to the first floor, where you'll find two spacious and beautifully appointed bedrooms. and en suite bathroom.

Second Floor
The top floor features two additional well-sized bedrooms, perfect for children, guests, or a home office. A modern shower room serves this floor, providing both practicality and style.

Garden Level
The garden level offers a wealth of possibilities, a perfect space for remote work or simple relaxation. This level also includes a cellar, ideal for storage..

With its thoughtful design and prime location, this home offers an exceptional quality of life in one of Saumur's most sought-after areas. Whether you're enjoying quiet moments in the living room, entertaining in the dining room, or relaxing in the garden, this property is the epitome of comfort, elegance, and functionality.

The Area: