LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42830GVC49 Price: 263 350 EUR

agency fees to be paid by the seller

Beautiful three bedroom home in Chenéhutte, heart of the Loire Valley

EXCLUSIVE















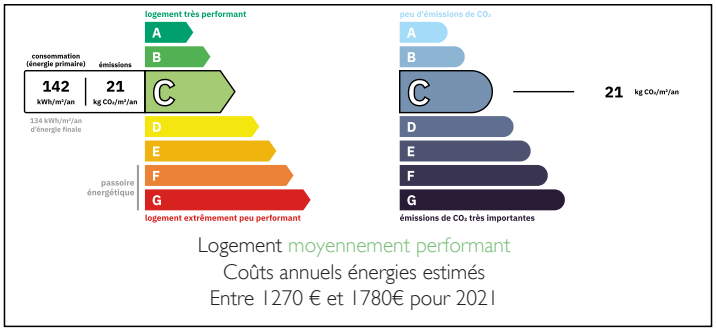
INFORMATION

Town:	Gennes-Val-de-Loire
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	2140 m2

IN BRIEF

Beautifully set in the countryside in the village of Chenéhutte, yet close to all amenities, this delightful family home offers the perfect blend of peace and convenience. Featuring a wonderful large garden, spacious terrace ideal for BBQs and entertaining, plus a garage and useful outbuilding, it's an ideal opportunity for relaxed rural living in the heart of the Loire valley. Close to a local school, restaurants, supermarket and boulangerie .

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1270 € et 1780€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Nestled in the peaceful countryside yet conveniently close to local amenities, this beautiful family home offers the perfect balance of tranquility and accessibility, just moments from the stunning Loire River.

Set on a generous plot, the property boasts a wonderful large garden, ideal for children to play, gardening enthusiasts, or simply enjoying the surrounding nature. The fabulous, spacious terrace provides the perfect setting for summer BBQs, al fresco dining, and entertaining family and friends while soaking in the serene rural views.

The property offers three generous bedrooms, a spacious family bathroom, and a separate WC. The bright open-plan living and dining area, with wood burner, provides a welcoming heart to the home, ideal for modern family life and entertaining. A practical modern kitchen and utility room, ensure excellent everyday convenience.

Additional features include a garage and a versatile outbuilding, offering excellent storage, workshop potential, or scope for further development (subject to permissions).

This delightful home is ideal for families seeking countryside charm without compromising on convenience, a perfect retreat for a couple, or a fabulous second home. A rare opportunity to enjoy relaxed rural living close to one of France's most picturesque natural landmarks.

The historic town of Saumur is just a 10-minute drive away, renowned for the magnificent Château de Saumur, along with the towns museums, galleries, shops, restaurants, schools, and comprehensive medical facilities. The vibrant city of Angers is reachable in approximately 45 minutes by car, while Tours is around one hour away — or even quicker...