

Large property of 4 houses offering quality Gite accomodation in an excellent position 20 minutes from Saumur

EXCLUSIVE



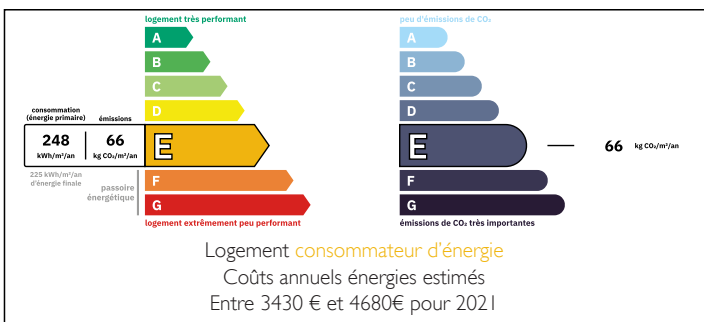
## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Vernoil-le-Fourrier |
| Department: | Maine-et-Loire      |
| Bed:        | 10                  |
| Bath:       | 5                   |
| Floor:      | 288 m2              |
| Plot Size:  | 29916 m2            |

## IN BRIEF

Situated in a small hamlet near the village of Vernoil le Fourrier with all amenities close by including bars, restaurants, boulangerie and supermarket. Saumur and the vineyards of Bourgueil are all within 20 minutes. This is an ideal location for a holiday rental business. The property is also equidistant between Tours and Angers, there are scheduled flights from Tours to London Stanstead. The car ferry at Caen is less than 3 hours drive by car.

## 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

The property is situated in a lovely hamlet on the edge of a forest. The property comprises of a large 5 bedroomed bungalow, two 2 bedroom gites and a further 1 bedroom gite. Private gardens including terraces, heated swimming pool and a petanque court.

The accommodation is detailed as follows:

Bungalow.

Entrance hallway giving access to Large fitted kitchen, sitting room, WC, Shower room, 5 bedrooms and further Bathroom and WC.

Small Cottage.

Living room and kitchen area, Bathroom and WC, Large bedroom.

Main House.

Separated into 2 Gites each with Kitchen area and Living space, 2 bedrooms and Bathroom with WC.

## LOCAL TAXES

**Taxe foncière: 2900 EUR**

The Small Cottage and Main House are tradition farmhouses and many of the character features have been retained. The Bungalow is of more recent construction and has just benefitted from the installation of modern double glazed windows.

The accommodation is arranged around a large central courtyard and there are lawned areas and a petanque court. The heated swimming pool is situated in an enclosed area to one side of the courtyard.

There is further land and gardens and a separate open barn.

Although not operated as gites for just over a year this property has generated significant income in the past and will do so again once open for clients.

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

## NOTES