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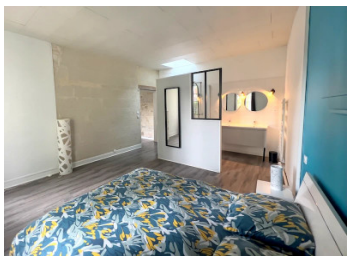
Ref: A43633GVC49 Price: 189 900 EUR

agency fees to be paid by the seller

Elegant 98m Character Apartment with Private Parking in the Heart of Historic Saumur

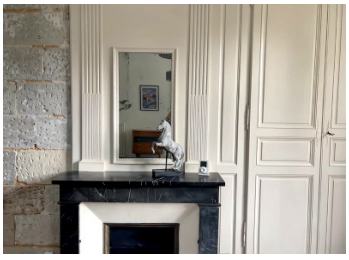














INFORMATION

Town:	Saumur
Department:	Maine-et-Loire
Bed:	2
Bath:	2
Floor:	98 m2
Plot Size:	0 m2

IN BRIEF

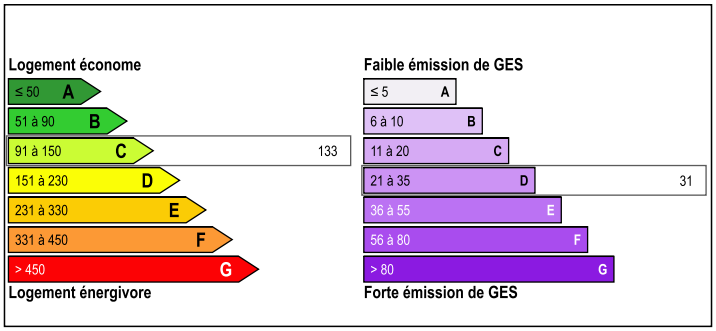
A rare opportunity to acquire a spacious and elegant 98m² character apartment with private parking in the heart of historic Saumur.

Set within a beautiful period building, this light-filled apartment combines classic French charm with modern comfort. The generous living room provides an inviting space for relaxing or entertaining, while the well-designed fitted kitchen is both practical and stylish.

The property offers two spacious double bedrooms, each with its own en-suite bathroom, creating an ideal layout for family, guests, or holiday rentals.

One of the apartment's standout features is its exceptional location. Just a short walk from Saumur's cafés, restaurants, weekly market, shops, and the magnificent château, it offers the perfect lock-up-and-leave home in the heart of the Loire Valley. Private off-street parking adds an invaluable convenience rarely found in the town centre.

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.

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LOCAL TAXES

Taxe foncière:	**700 EUR**

NOTES

DESCRIPTION

Situated on one of Saumur's beautifully preserved and characterful streets, this elegant 98m² apartment occupies part of a charming period building, accessed via a stunning oak staircase from the central courtyard.

The apartment opens into a bright and spacious living room, bathed in natural light and offering an inviting space for relaxing with family or entertaining friends. High ceilings and generous proportions create a wonderful sense of space throughout.

Leading from the main living area, the first double bedroom benefits from a stylish private en-suite bathroom. On the opposite side of the apartment, the fitted kitchen is both practical and well-designed, while an inner hallway leads to the second spacious double bedroom, also with its own en-suite, providing comfort and privacy for family or guests.

The property also offers excellent built-in storage, mains drainage, and town gas central heating and hot water. A private cellar (cave) provides useful additional storage space, while the valuable benefit of off-street parking is a rare advantage in the heart of Saumur.

Lifestyle & Location

Ideally located in the centre of this vibrant and historic market town, the apartment is just a five-minute walk from the magnificent Château de Saumur and its beautiful gardens, while the railway station can be reached on foot in around fifteen minutes. Shops, cafés, restaurants, schools, pharmacies, medical facilities, and the theatre are all within easy walking distance, allowing you to enjoy the very best of town-centre living.

Saumur lies on the famous Loire à Vélo cycle route and is...