LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47710MNL49 Price: 745 000 EUR

agency fees to be paid by the seller

Elegant four-bedroom tuffeau house with outbuildings, troglodyte caves and land on the outskirts of Saumur.















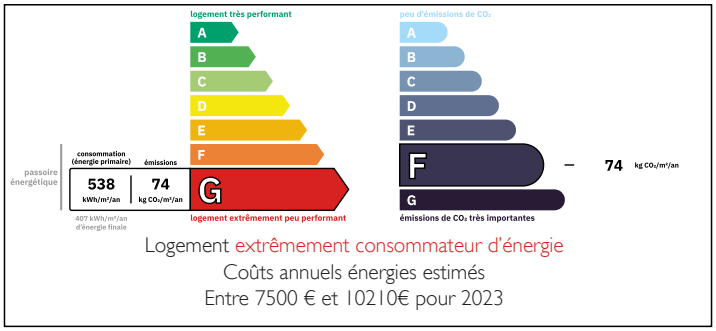
INFORMATION

Town:	Saumur
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	146 m2
Plot Size:	7015 m2

IN BRIEF

Set in an attractive village close to the Loire and just minutes from Saumur, this elegant period property is full of architectural character. The accommodation is generous both in the house and in the outbuildings and outdoor space. The main residence features four bedrooms, well-proportioned reception rooms and a distinctive turret containing a spiral staircase. To the rear and side are enclosed gardens and a courtyard with parking for several cars, a freshly renovated garage with extra reception room above and three traditional caves carved into the tuffeau hillside. Above the house there is a separate parcel of land reached via a charming stone staircase and offering views over the property and surrounding landscape. A rare opportunity to acquire a substantial historic property in the heart of the Loire Valley.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7500 € et 10210€ pour 2023

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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NOTES

DESCRIPTION

Located in an attractive village close to the Loire and just minutes from Saumur, this elegant period manor occupies a beautiful position between the river valley and the rising hills. The property offers architectural character, generous reception space, enclosed gardens, substantial outbuildings and traditional tuffeau caves, with additional land rising behind the house.

The main residence extends to approximately 146 m² and retains the proportions and character expected of a property of this period.

On the ground floor, the entrance leads into a smart, fully-fitted kitchen, a spacious salon and dining room with fireplaces, the main staircase at one end and access to the tower staircase at the other. On the first-floor, the landing and central corridor serve four bedrooms (one of which has a dressing room) and two bathrooms.

One of the property's most distinctive architectural features is its turret. The internal staircase within the turret connects the living room at ground-floor level with one of the first-floor bedrooms and continues upwards to the roof, providing a particularly unusual architectural feature - and some stunning views.

Outside, the property is approached through a gated entrance. To the front of the house, the courtyard and front garden is attractively planted with mature shrubs and trees. The pretty, two-storey cottage to the side of the main house has plenty of potential for development, with the upper floor already being used as a home gym. A freshly renovated detached garage includes a spacious reception space with its own terrace above,...