LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47818DBR49 Price: 158 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (145 000 EUR without fees)

Lovely traditional 3 bedroom house with substantial gardens and land

EXCLUSIVE















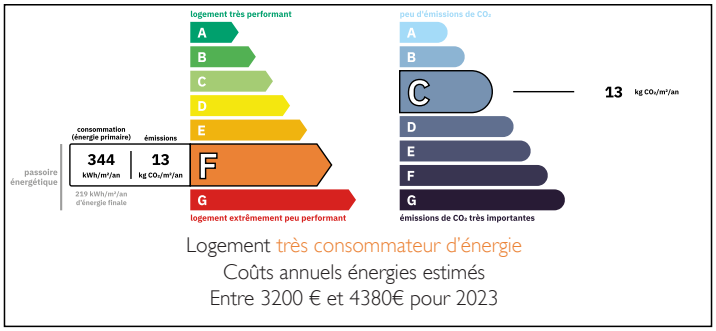
INFORMATION

Town:	Courléon
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	113 m2
Plot Size:	9261 m2

IN BRIEF

Situated on the edge of Courleon à pretty village on the edge of a forested area. The next village Vernoil is approximately 3 miles distant with all commerces including supermarket, Boulangerie, bar and health centre. The vineyards of Bourgueil are a short drive through the forest and Saumur and the Loire is 20 mins drive. The village is equidistant between Angers and Tours with TGV links and flights from Tours to Stansted. The car ferry at Caen is a 3 hour drive.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3200 € et 4380€ 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.

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.
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LOCAL TAXES

Taxe foncière: **660 EUR**

NOTES

DESCRIPTION

This lovely property is set in lovely gardens and has an additional paddock.
The accommodation is arranged as follows:
Entrance into large living dining room with wood burning fire. Fitted kitchen. There is a small WC bathroom attached. Separate sitting room with stairs rising to first floor landing. The landing is very large and has the possibility of being a 3rd bedroom. 2 double bedrooms and bathroom with WC.
There are various outbuildings. Gardens and courtyard. There is also a paddock which would easily be big enough for a horse to take advantage of this famous equestrian area.

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

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