

## Historic Village Property with Roof Terrace and Exceptional Potential, Loire Valley

EXCLUSIVE



## INFORMATION

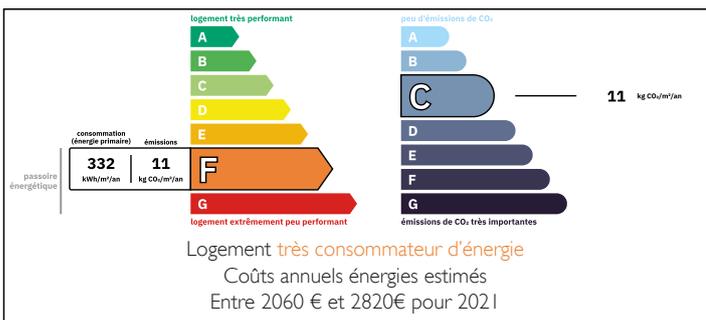
Town:	Fontevraud-l'Abbaye
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	105 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

A rare opportunity to acquire a charming character property in the heart of the historic village of Fontevraud-l'Abbaye, just moments from the Royal Abbey and Modern Art Gallery. Arranged over four floors, the house offers four bedrooms, two bathrooms and a delightful roof terrace.

The property requires updating and renovation works, presenting an excellent opportunity to enhance and personalise a home in a highly sought-after location, with potential for residential use or a small business project. Ideally located, the village is lively year-round and benefits from strong tourist appeal, with easy access to Saumur and Chinon.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Ground Floor:

- Entrance hall with original tiles and a beautiful wooden staircase leading up to the floors above.
- To the right, a small non fitted kitchen ( 10m<sup>2</sup> ).
- To the left, a living room ( 13m<sup>2</sup> ), used before as a cafe/ shop. This room has stone walls, tiled floor and original wooden beams.
- WC

First floor,

- To the right, a dining room ( 11m<sup>2</sup> ). This room has a lovely wooden floor and cupboard, stone wall, fireplace and double window with a little iron balcony.
- To the left, a bedroom (13.4m<sup>2</sup> ), with wooden floor, beams and fitted cupboard. It has plenty of charm with a stone fireplace and double window with little iron balcony.
- En suite bathroom with shower cubicle, fitted vanity and wc. These all need updating. It also has a large double window with little iron balcony.

Second floor;

- To the right, a bedroom ( 10;30m<sup>2</sup> ) with fitted bookshelves and double window.
- To the left, a bedroom (15m<sup>2</sup>) with en suite bathroom. The bathroom has tiled bath and hand basin but is in need of updating.

Third floor ;

- Bedroom / sitting room under the eaves running the length of the house (18m<sup>2</sup>). It has 2 Velux windows and a door leading out on to a roof terrace with views of the village and Abbey.

Outbuilding

Separate from the house, this is a small building currently being used for storage.

The Area

In the lovely historic village...