

Beautiful stone property in the heart of the Loire Valley close to Saumur.



## INFORMATION

Town:	Fontevraud-l'Abbaye
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	260 m2
Plot Size:	3340 m2

## IN BRIEF

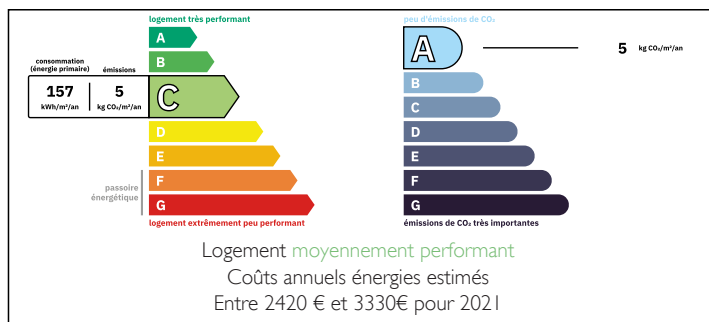
Nestled in a tranquil village near the historic town of Fontevraud-l'Abbaye and just a short drive from Saumur—with its stunning château and vibrant weekly market—this beautiful detached stone home is brimming with character and timeless charm.

Set on a generous 3,340 m<sup>2</sup> plot with mature trees, the property offers a true sanctuary, complete with a shaded terrace perfect for relaxing or entertaining.

Inside, you'll find two beautiful large reception rooms, a magnificent country style kitchen and three spacious bedrooms along with two well-appointed bathrooms, making it an ideal choice for a family home or a serene countryside retreat. Additional highlights include a garage with conversion potential and a delightful stone outbuilding ready for renovation—offering exciting possibilities for expansion or creative projects.

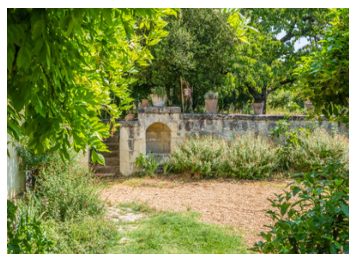


## ENERGY - DPE



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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 in detail:

### Ground Floor

- Two front entrances leading into two beautiful, large and light reception rooms, 43 and 49m2 both with oak beams, stone walls and open fireplaces.
- Wooden stairs leading down into a large kitchen / dining area (49 m2) full of character with beams and large open fireplace.
- Off the kitchen : scullery, shower room and toilet.
- Beautiful, large, shaded terrace accessed from the kitchen

### First Floor

- Beautiful wooden staircase leading from one of the reception rooms up to a gorgeous mezzanine of 22m2 with oak beams and lots of charm. Perfect as a reading room or snug.
- 2 double bedrooms with wooden floors
- Beautiful master bedroom with wooden floor, fitted storage with oak doors and free standing bath.
- Bathroom with tiled shower and fitted sink
- WC
- Small dressing room

### The Outbuildings

- Large garage ( 50m2) with laundry and boiler room. This room has been finished to a high standard inside and would be easy to convert into a studio / apartment. There is an internal staircase with front entryway.
- The house has a recently fitted heat pump system and the roof is in very good condition.
- Extensive outbuilding ( 100m2) built over two levels with working oven, separate small garden and street entrance. Easy to convert, it would make a fabulous holiday gite.
- several very dry cellars, one of which is spectacular with its wine press, where a well with a new pump is located.

## LOCAL TAXES

**Taxe foncière: 1500 EUR**

**Taxe habitation: EUR**

## NOTES