

Loire Valley, gorgeous house in the centre of the village of Fontevraud l'Abbaye.

EXCLUSIVE



INFORMATION

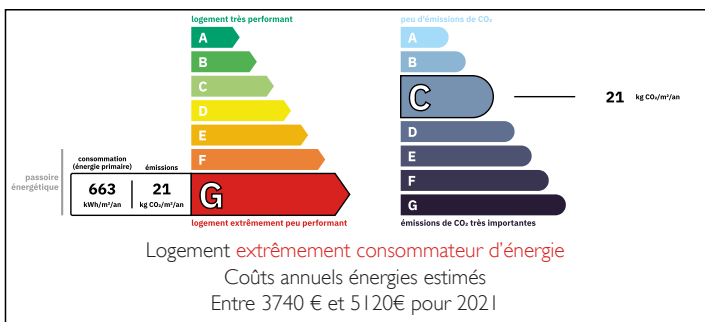
Town:	Fontevraud-l'Abbaye
Department:	Maine-et-Loire
Bed:	3
Bath:	3
Floor:	110 m2
Plot Size:	103 m2

IN BRIEF

A rare opportunity to buy a beautiful house in the heart of the historic village of Fontevraud l'Abbaye. Set over three floors, in excellent condition and with lots of lovely features, this light and airy three bedroom / three bathroom house has the historical Abbaye Royale de Fontevraud and all village amenities on its doorstep.



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

Enter into a generous size reception room (17m²) with insert, tiled floor and a lovely wooden staircase leading to the first floor.

Off this room is the well appointed, light and airy kitchen / dining space (14.60m²) with tiled floor and large window. From this room there is easy access to the wine cellar.

From the other side of this room you enter another generous size reception room with stone floor, stone walls, beams and some lovely architectural features. This room also has independent access to the street.

A lovely wooden staircase takes you up to a generous size double bedroom (19m²) with sitting area and luxury en suite fitted shower room with WC.

The other staircase from the first reception room takes you up to a hallway where you will find another generous sized double bedroom (15m²) and tiled shower room with WC (5m²)

From this hallway, you have access to the pretty, paved roof terrace (12;20m²) With featured tiled wall and Abbey views, this is a lovely spot for morning coffee or evening drinks.

From here another staircase takes you up to a third double bedroom (18;50m²) with en suite fully tiled bathroom (6m²).

There is also access to a generous loft space (22.70m²). This room has both lighting and heating and double aspect windows. With some adapting, it could be a 4th bedroom.

Behind the house there is the entrance to another cellar and leafy garden area.

The Area

In the lovely historic village of Fontevraud, known for its...

LOCAL TAXES

Taxe habitation: EUR

NOTES