

## Superb Architect designed 4 Bedroom Property on edge of thriving Loire Valley village



## INFORMATION

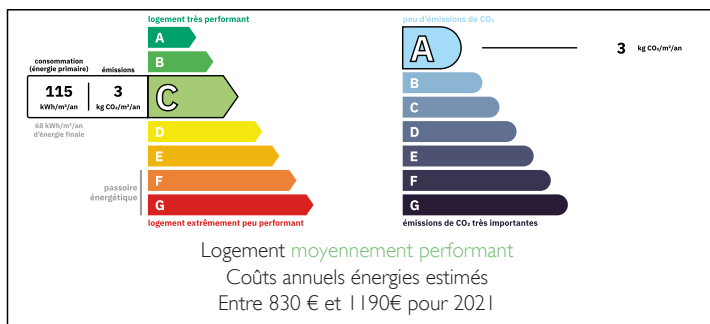
Town:	Vernoil-le-Fourrier
Department:	Maine-et-Loire
Bed:	3
Bath:	3
Floor:	138 m2
Plot Size:	1265 m2



## IN BRIEF

Situated just outside the village of Vernoil. Bars, restaurant and Boulangerie in walking distance and local Supermarket, garage, Sports facilities, vets and School nearby. Saumur and Bourgueil are 20 minutes away and the forests and vineyards are all easily accessible from this property. Vernoil is equidistant between Tours and Angers so communication links are excellent including scheduled flights from Tours to London Stansted and Dublin.

## 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.



## DESCRIPTION

This modern architect designed house has been constructed sympathetically to local surroundings Using traditional as well as modern materials.

The accommodation is arranged as follows:

The Entrance opens into the huge open plan, galleried living space.

The fitted kitchen is open to this space, at each corner from the living space there is a large double bedroom, 3 of which have en-suite facilities. There is an additional family bathroom.

A stair leads to the large basement which is under the whole property. It is separated into 3 spaces, one of which houses the central heating system and water filters.

The attic spaces have been created to enable further accommodation if required (subject to appropriate permissions).

The whole property has electronic shutters and is the absolute definition of "lock up and leave".

Outside there is a low maintenance garden area. The whole standing on approximately 1/4 acre.

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

## LOCAL TAXES

**Taxe foncière:** 1031 EUR

**Taxe habitation:** EUR

## NOTES