

Large 4 bedroom house with additional guest accommodation in the heart of a lovely village

EXCLUSIVE



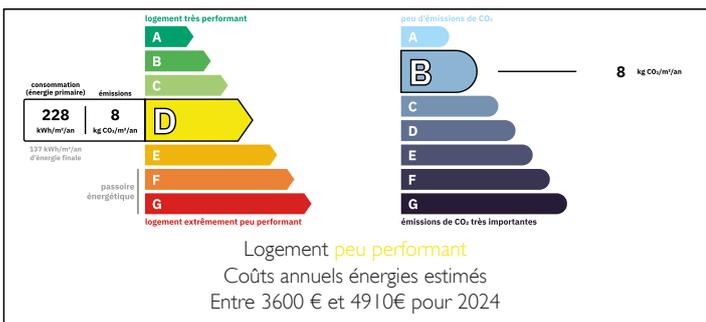
INFORMATION

Town:	Vernoil-le-Fourrier
Department:	Maine-et-Loire
Bed:	5
Bath:	3
Floor:	182 m2
Plot Size:	600 m2

IN BRIEF

Situated in the centre of the lovely vilage of Vernoil with easy walking distance to Boulangerie, 2 Bar/restaurants, pharmacy, Vets and Supermarket. Saumur and the Loire is 20 minutes distant. The village is equidistant between Angers and Tours with TGV links to Paris and scheduled flights to London Stansted and Dublin. The car ferry at Caen is approximately 3 hours by car.

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 large property is in an excellent position and the accommodation is arranged as follows:

Entrance hall accessed from the front walled courtyard. Fitted kitchen with family bathroom behind and stairs to first floor. Very large sitting room with fireplace and woodburning stove. Large downstairs bedroom.

Upstairs there are 3 generous bedrooms a large landing area which currently is used as an office and a second family bathroom.

The main part of the house benefits from the installation of a new high quality aero thermal heating system.

From the entrance hall one can access the separate annex which has 2 large rooms, a bedroom and a shower room with WC. This has been used in the past as accommodation and could easily be re-instated for use as independent accommodation for either guests or family.

Outside at the rear is a private garden giving access to the various outbuildings including a garage and separate enclosed car parking area

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

LOCAL TAXES

Taxe habitation: EUR

NOTES