

Peaceful 3 bedroom cottage in a great location with large garden and multiple outbuildings



## INFORMATION

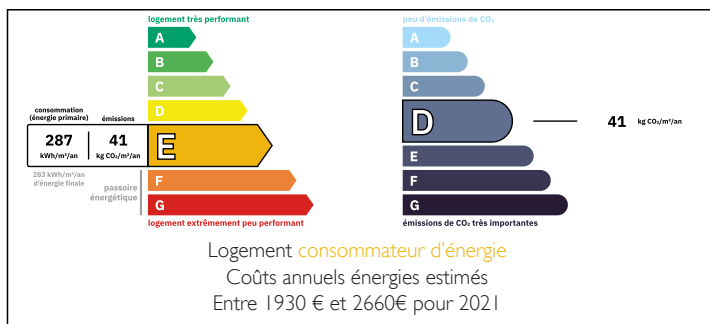
Town:	Saint-Macaire-du-Bois
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	3820 m2

## IN BRIEF

Comfortable house for a couple or a family, either as a permanent or holiday home, offering a calm base with endless opportunities for outings in the surrounding area.



## 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 house is full of charm with a kitchen/diner (20m<sup>2</sup>) open to the living room (20.5m<sup>2</sup>). On the other side of the entrance hall is a second sitting room (13m<sup>2</sup>) with wood-burning stove, which could also be used as a study or ground floor bedroom, with an adjoining bathroom (8m<sup>2</sup>). From the entrance hall (10m<sup>2</sup>), there is also access to the toilet and the staircase, and a door at the back leads to part of the outbuildings.

Upstairs are three bedrooms (one of which is accessed via another - these two both measuring roughly 20m<sup>2</sup>). The third bedroom (9.5m<sup>2</sup>) is the other side of the staircase along with a hallway leading to a new bathroom (10m<sup>2</sup>) with WC, washbasin, bath and separate shower.

Outside, the property is accessed via a gate at the end of a short driveway. There is a large, fully-enclosed garden with lawn, terrace, and an orchard with various fruit trees. There is a well, water from which is pumped up to a tap for use in the garden. Various outbuildings are currently used as garaging, workshops, storage and craft spaces.

The village of Saint-Macaire-de-Bois is wonderfully positioned midway between the historic centres of Thouars and Saumur, and not much further from Fontevraud-l'Abbaye (only 30km still). Closer still are Doué-la-Fontaine, with it's ever-popular Bioparc (a zoo focused on recreating natural habitats and preserving endangered species) and Le Puy-Notre-Dame with it's impressive collegiate church and it's annual Grand Prix Retro weekend, a joy for classic vehicle...

## LOCAL TAXES

**Taxe foncière: 569 EUR**

**Taxe habitation: EUR**

## NOTES