

Pretty, well restored 2 bedroom cottage in a lovely village



EXCLUSIVE

## INFORMATION

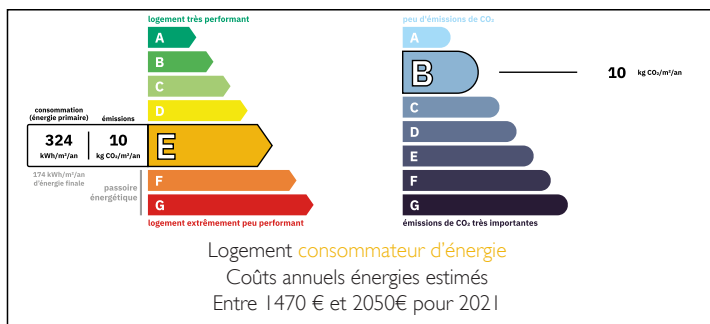
Town:	Courléon
Department:	Maine-et-Loire
Bed:	2
Bath:	2
Floor:	83 m2
Plot Size:	1616 m2



## IN BRIEF

Situated on the outskirts of a pretty village on the lane that leads to the Forest and eventually the Vineyards of Bourgueil. 5 minutes from Vernoil which has Boulangerie, Bars, Restaurant, Supermarket and Vet. Bourgueil is 10 minutes through the forest and Saumur is only 20 minutes distant. This is an ideal location to reach and enjoy all the delights and Tourist attractions of the Loire Valley. Equi-distant between Angers and Tours which has scheduled flights to Stansted and Dublin as well as TGV links to Paris and Bordeaux. The car ferry at Caen is less than 3 hours drive.

## 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.



## LOCAL TAXES

**Taxe foncière: 357 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The property is set off a private lane which gives access to the House, Gardens and outbuildings. The accommodation is arranged as follows: Large galley style fitted kitchen with a separate utility/cellar room. Archway to Dining room with a rear door to terrace. Very large sitting room with a stone fireplace and 2nd door to terrace. Stairs rise to the first floor landing with access to 2 generous double bedrooms, Bathroom and second shower room both with WC's.

At the south facing rear of the house is a gravelled area with a raised tiled terrace leading to the lawned gardens. The garden is private and not overlooked. The side of the house is also gravelled and leads to the superb wine cave. There is also a barn for storage. The other end of the barn is open and used as car parking by the current owners.

The whole property is in excellent condition and really is ready to use either as a family home or as a perfect 2nd Home.

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