

Very Pretty 1 bedroom cottage in a lovely village location



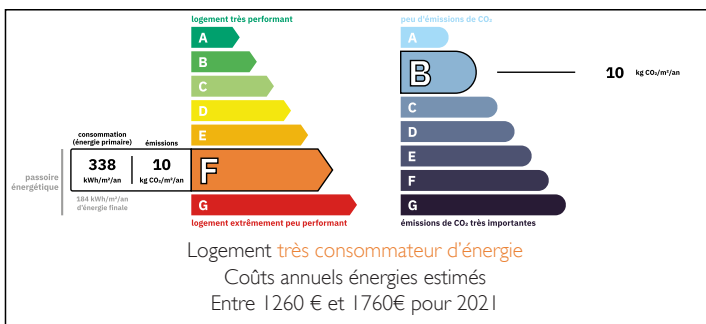
## INFORMATION

Town:	La Breille-les-Pins
Department:	Maine-et-Loire
Bed:	1
Bath:	1
Floor:	69 m2
Plot Size:	201 m2

## IN BRIEF

This lovely cottage is in the heart of La Breille les Pins just 15km north of Saumur surrounded by lovely forests, fruit orchards and near the Vineyards of Bourgueil. Ideally situated to enjoy all the delights of this beautiful part of the Loire Valley. Tours and Angers are less than an hour away by car and there are scheduled flights to London Stansted and Dublin from Tours as well as TGV links to Paris, Bordeaux and Brussels. 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.



## DESCRIPTION

The property is in excellent condition throughout and the accommodation is comprised as follows: Large kitchen with fitted units and entrance door to Front gravelled parking. Large Sitting room with a beautiful 16th century stone fireplace with a wood burning stove installed. Further living room with door to Front and a second door to private enclosed courtyard garden which is south facing. The stairs rise from the sitting room to a generous double bedroom and a large bathroom WC en-suite.

In addition to the private rear courtyard and the front parking area (Sufficient for 2 cars) there is a stone barn which is ideal storage or workshop space.

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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: 435 EUR

Taxe habitation: EUR

## NOTES