

Beautiful 3 bedroom stone property with swimming pool, in the heart of the Loire Valley



## INFORMATION

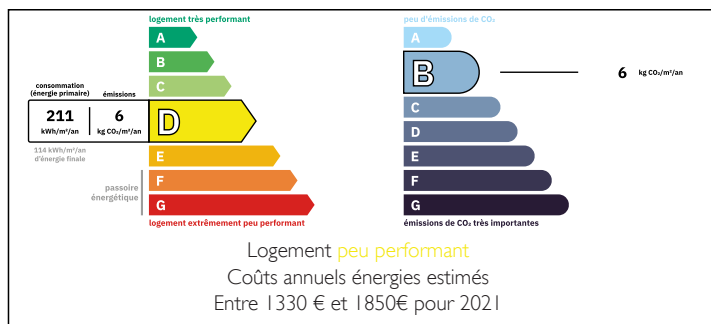
Town:	Bellevigne-en-Layon
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	243 m2

## IN BRIEF

A wonderfully restored stone built, village home with three bedrooms, large living and dinning space and beautifully enclosed garden make this a glorious home. Perfect as a second residence, a family home or an investment opportunity.

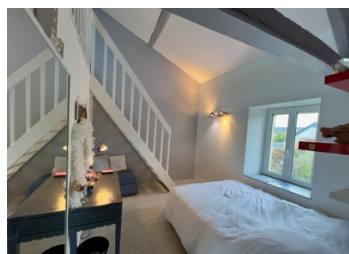


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

### Ground Floor

From the garden terrace you can enter the house into a lovely hallway that leads into the generous sized kitchen/diner with fully fitted cabinetry and beautiful finishing throughout.

To the right is the sitting room with wood burner and double doors leading to the garden.

From the living room, a hallway leads to a small study, and a separate WC completing the ground floor. From here a light and airy stairway takes you to the first floor bedrooms..

### First Floor

The first floor enjoys three generous double bedrooms, with views of the village or garden. One of the bedrooms also benefits from a double height ceiling with a mezzanine office/craft room.

A large family bathroom with bath, shower and double sink unit and a separate WC completes the first floor.

From the walk in wardrobe space a staircase leads to the fully refurbished and insulated loft space, perfect for additional storage or a family snug.

The garden is peaceful and fully enclosed. It includes the lovely swimming pool, decked seating area, that's perfect for a family BBQ or relaxed evening apero. There's also a substantial outbuilding, perfect for a workshop garaged parking. This space also presents the possibility for further development into additional accommodation.

This home is situated in a lovely village with a children's school, restaurants and wine makers. Surrounded by fields, woodland and vineyards yet just 10minutes drive from the supermarket, pharmacy, boulangerie and other shops. The fabulous city of Angers, with a direct TGV connection to...