

Very pretty well restored and generously proportioned 3 bedroom property in village 20 minutes from Saumur

EXCLUSIVE



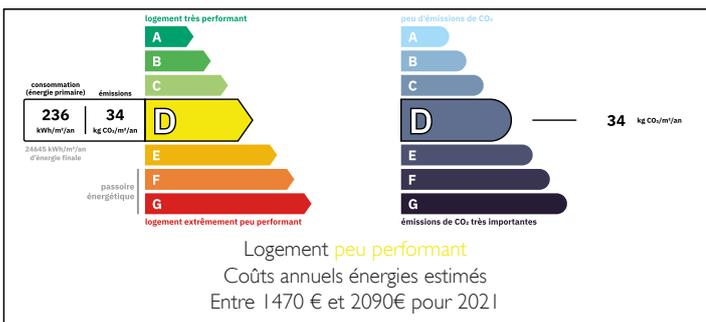
## INFORMATION

Town:	Vernantes
Department:	Maine-et-Loire
Bed:	3
Bath:	3
Floor:	104 m <sup>2</sup>
Plot Size:	865 m <sup>2</sup>

## IN BRIEF

Situated in the village of Vernantes with its Bars, restaurants, Boulangerie, and supermarket. The property is 20 minutes from Saumur and the river Loire. Centrally located to enjoy all the delights this historical and beautiful region of the Loire Valley has to offer. Angers, Tours and Le Mans are all easily reached and enjoy wonderful communication links by TGV to Paris, Bordeaux and London. There are scheduled flights from London Stansted and Dublin to Tours. The passenger ferry at Caen is less than 3 hours distant 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 lovely property is in very good order throughout. The accommodation is comprised as follows:

Large sitting room with a stone fireplace and wood burning stove. Dining room of similar proportion again with a stone fireplace and stove. Beamed ceilings and terracotta floors. Access to first floor. Access to galley kitchen with fitted cupboards and appliances. Shower room and WC., housing gas central heating boiler. Veranda and access to the rear gardens and terraces.

Upstairs there are 2 generous double bedrooms and Shower room with WC.

There is a guest annex with a double bedroom and en-suite shower room and WC.

Outside there are various outbuildings including a covered terrace, a utility/laundry room, Wood store.

The rear courtyard is private and the lawned area has an above ground swimming pool.

There is parking to the front of the property with a shared courtyard.

-----  
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