LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32802DBR49 Price: 149 750 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 500 EUR without fees)

Pretty 3 bedroom cottage on the edge of a lovely village close to the forest

EXCLUSIVE

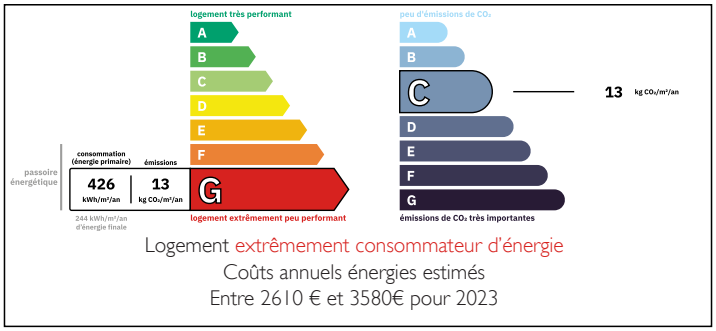
INFORMATION

Town:	Vernoil-le-Fourrier
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	93 m2
Plot Size:	933 m2

IN BRIEF

Situated in a small hamlet on the edge of the forest, 1km from the vibrant village of Vernoil le Fourrier. Vernoil has Bars, restaurant, boulangerie, vets , garage and a medical centre as well as a SuperU supermarket. All the delights of this magnificent part of the Loire Valley are in easy reach. Saumur is 20 minutes away and it is equidistant between Angers and Tours. There are Scheduled flights from Tours to London Stansted as well as TGV servicesfrom both cities. Le Mans is also only 45 mins drive away. The car ferry at Caen is less than 3 hours drive by car.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2610 € et 3580€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32802DBR49 Price: 149 750 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 500 EUR without fees)

LOCAL TAXES

Taxe habitation: **EUR**

NOTES

DESCRIPTION

The cottage is very private and the accommodation is as follows:
Ground floor Entrance hall with stairs rising to first floor. Large double height sitting room with a chimney with a woodburning stove and exposed beams. Fitted Kitchen with access to the rear verandah and gardens. Large disabled access shower room with WC, 2 Bedrooms.
First floor landing and storage area. Large bedroom. Shower room with WC.
The gardens are lawn, shrubs and mature trees with a detached brick built garage and garden shed. The is a lovely covered patio area. The views to the forest are uninterupted and there are many footpaths and tracks to take advantage of this lovel area for walking.

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr