

## Charming Family Home in the Beautiful town of Saumur

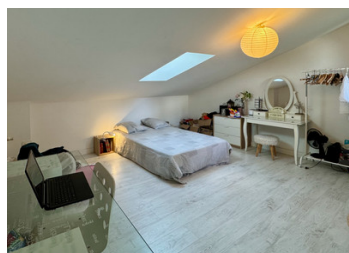


## INFORMATION

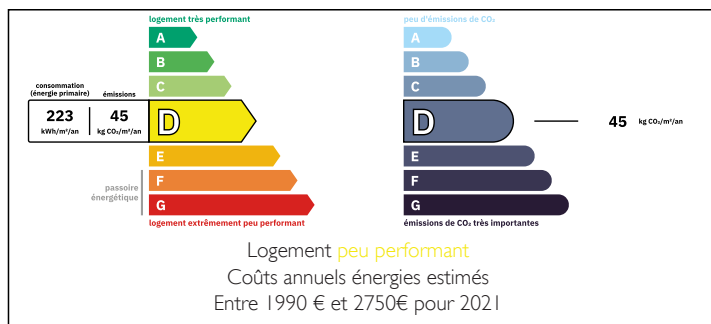
Town:	Saumur
Department:	Maine-et-Loire
Bed:	5
Bath:	2
Floor:	133 m2
Plot Size:	6 m2

## IN BRIEF

A lovely family home, close to the centre of Saumur. An easy walk to the chateau, the river and all the amenities in the centre of the town. This home has a beautifully decorated ground floor, perfect for modern open plan living.



## 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: 1300 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Only 5 minutes walk from the centre of Saumur; in the heart of the Loire Valley, this property offers easy access to transport, schools, shops and the many tourist attractions of the area.

With its charming, cosy elegance and calm surroundings, the property could be a beautiful family home or a perfect lock up and leave second home. This is a wonderful opportunity to buy a classic Tufa property with beautiful surroundings and so close to the town centre

This home, arranged over three floors, (approx. 133 m2 living space).

The Ground floor entrance leads onto the open plan kitchen dining space and onto a spacious salon. On the ground floor there is also a spacious utility room, family bathroom and separate WC. To the rear of the house is a small outside space with cave and a storage room.

The First floor has three spacious, double bedrooms and a second shower room with WC. Finally, the second floor has two additional large double bedrooms.

The Area:

Located in the centre of the bustling market town of Saumur, the property is 15 minutes walk to the train station and 10 minutes walk from the stunning Chateau and its gardens. Local primary and secondary schools, shops, pharmacies, doctors, the theatre and many other facilities are just a few minutes walk away. The town is also situated directly on the Loire à Vélo cycle route. Saumur centre, with day-to-day amenities, shops, excellent cafés and restaurants are all within a...