

Charming Pavilion style home set in beautiful gardens in the centre of Montsoreau



INFORMATION

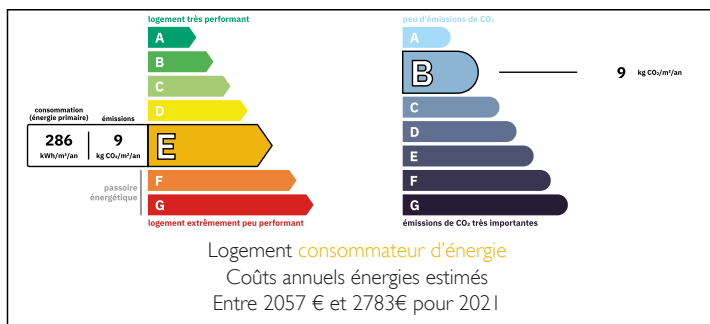
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|-------------|----------------|
| Town: | Montsoreau |
| Department: | Maine-et-Loire |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 119 m2 |
| Plot Size: | 700 m2 |

IN BRIEF

Ideally situated in one of the most sought after villages Montsoreau, in the heart of the Loire. A lovely comfortable and bright home with large walled garden and outbuildings.

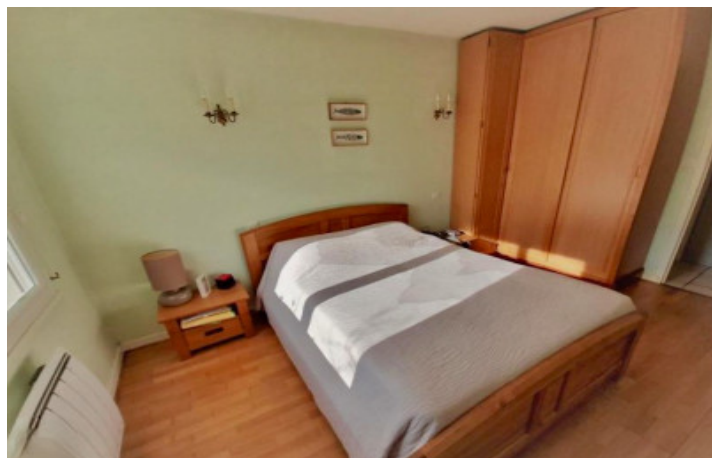


ENERGY - DPE



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

On the ground floor the house has a bright a spacious living room and dining area, 38m². From the living space is a small but practical fitted kitchen, a hallway leading to a bedroom, shower room and wc.

The stairs lead to the first floor with two further bedrooms, a bathroom and wc. .

Surrounding the house is a spacious paved terrace area, with barbecue, perfect for family summer dining. continuing the exterior is the stunning enclosed garden with trees and a beautiful vaulted cellar.

Montsoreau has consistently been voted one of the most beautiful and sought after villages in France. With its bars and restaurants, shops and hotels, it has everything you need.

Just an hour from Tours, with it's high speed TGV service to Paris and airport. Nantes, Bordeaux, and Poitiers airports are also close by.

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