

Charming country house with large garden located on the edge of a pretty village close to the River Loire.



INFORMATION

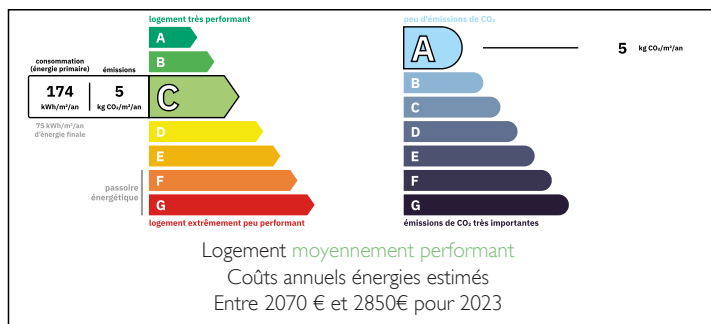
Town:	Brissac Loire Aubance
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	2679 m2

IN BRIEF

****UNDER OFFER**** This pretty country village house has plenty of charm, from the inviting interiors to the glorious garden. The kitchen and dining room are spacious and nicely arranged to allow for sociable meals. A grand fireplace is the main feature in the living room, which boasts lovely views across the garden. You will find 3 bedrooms in the main house, plus a large converted attic space with shower room accessible via external steps - ideal for extra bedroom space or to create a large guest suite. The outbuildings provide plenty of storage space and potential for further development. Nature is on the doorstep here, with the River Loire just a stroll away and vineyards on the doorstep. The conveniences of the thriving village and the lovely city of Angers are all close-by.



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

The property has been well maintained and is ready to move into. The house comprises:

On the ground floor -

Entrance hall [6.8m²]; office [5.8m²], WC, kitchen [14.4m²] open to the dining room [14.7m²]. Salon with open fireplace [26.7m²]. Stairs to landing.

On the First floor -

Three bedrooms [14.6m², 7m², 5.8m²] one with en-suite WC and basin; shower room [5.5m²].

Exterior -

Accessed via external stairs; Large converted attic 'dormitory' with two rooms [19.6m² and 14.6m² over 1.8m ceiling height]; Shower room and WC [2m²]. Ground floor laundry / boiler room accessed from the exterior front and rear [43m²]. Garage [27m²]. Dependencies [approx 95m² total]; several independent outbuildings, including one with attic space - all with potential to create spaces for projects or for extra accommodation.

Gravelled courtyard to the front with space to park 3 cars. Garden to the rear with lovely mature trees (magnolia, cherry), fruit bushes and shrubs, well-kept beds and lawn. Two small terraces in front of the dining room and living room. The property is completely enclosed by stone wall and hedges and has electric gates at the entrance. The house has heat pump central heating and hot water; double glazing; fibre internet; a well.

The property is located on the edge of the village of St Saturnin sur Loire with it's schools, boulangerie, restaurant, medical center and weekly market.; The vibrant city of Angers is at 21km; Saumur is at 36km.

[All dimensions are approximate and include area with ceiling...

LOCAL TAXES

Taxe habitation: EUR

NOTES