

Beautifully located 4 bedroom property with 3 Gites and campsite set in forested area 20 mins north of Saumur

EXCLUSIVE

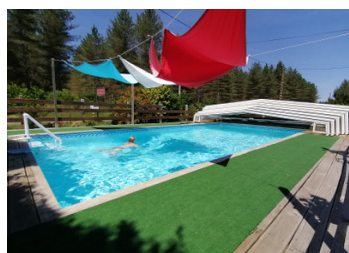


## INFORMATION

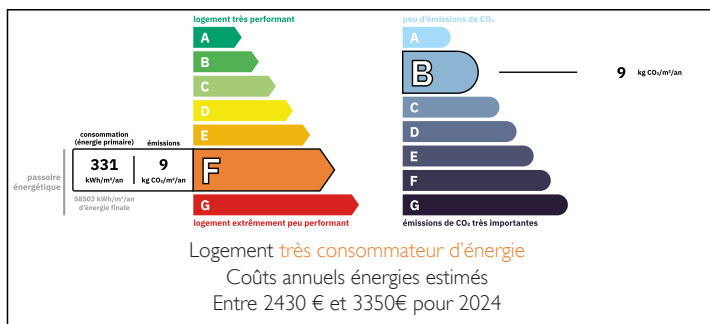
Town:	Mouliherne
Department:	Maine-et-Loire
Bed:	9
Bath:	5
Floor:	280 m2
Plot Size:	8496 m2

## IN BRIEF

Situated in the commune of Mouliherne but centrally located for shops, bars restaurants etc. Saumur is 20 mins distant and it is equidistant from the cities of Angers and Tours. All the delights of the region including Vineyards, Chateaux, forests and cycling routes are all easily accessible. Tours has scheduled flights to the UK and there are TGV services from Angers or Tours to Paris Montparnasse. The car ferry at Caen is approximately 3 hours 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This lovely property is in an outstanding position surrounded by forests in the countryside 20 minutes north of Saumur. It has a substantial proven income with scope for further earnings.

### Ground Floor :

Spacious well fitted Kitchen/Dining room with traditional oak beams.

There is a large fireplace with a stove that also serves for the central heating of the property.

From the Kitchen you then enter the large Lounge.

There is then a very large double Bedroom on the ground floor and a bathroom with WC.

### First Floor:

There is a large double Master bedroom

A second large double bedroom.

There is also a twin bedroom.  
Shower room with WC.

Storage room.

### Ground floor Gite 1.

Adjacent to the principal residence there is a ground floor studio gite which has a large living area with a kitchen.

There is also a shower room with WC.

### Gite 2.

In a separate building there is a spacious ground floor 2 bedroom gite.

### Gite 3.

In the same building there is a large 2 bedroom gite on the first floor which you reach by an external staircase.

There is a Shower / Toilet block for camping car clients and campers.