

Superb Family home in the centre of historic Fontevraud l'Abbaye



INFORMATION

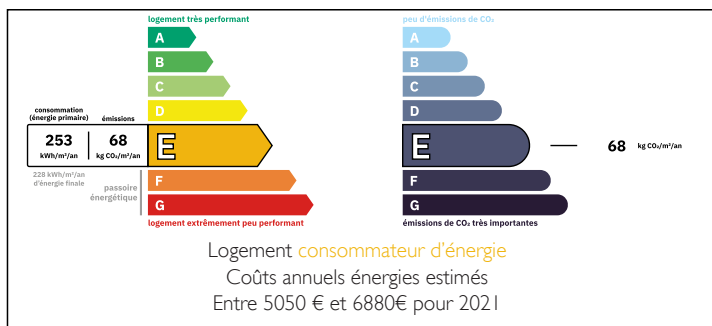
Town:	Fontevraud-l'Abbaye
Department:	Maine-et-Loire
Bed:	6
Bath:	2
Floor:	250 m2
Plot Size:	1400 m2



IN BRIEF

This stunning family home is located in the beautiful, historic village of Fontevraud l'Abbaye. Comprising a large garden, generous accommodation and the opportunity for a gite business on site, this is a real gem in this village.

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

Charming Stone built house in a beautiful village with many opportunities to develop a gite business or a stunning family home. Perfect as a primary residence or a second home.

This fabulously renovated house, combines charm and comfort, located in Fontevraud l'Abbaye in a quiet and peaceful area. 265 m² of living space and 1400 m² of land, this property offers numerous possibilities: a large family home, gîte, guest house or professional space.

Ground floor:

Kitchen/dining room with fireplace, utility room

Living room with fireplace

Games room/workshop/office (or possibility of a master suite with fireplace and wood-burning stove)

Bathroom and separate WC

First Floor:

3 bedroom suite, bedroom, office, dressing room, and the opportunity to create a shower room.

This leads to access to the large first floor terrace and the additional part of the property with 3 additional bedrooms

a Kitchen, living/dining room, bathroom and separate WC

The house has numerous possibilities for renting out part of the property while retaining its primary private residence

To the exterior there is the large, mature and very peaceful garden with two very generous terraces, several outbuildings including a garage and workshop.

Fontevraud l'Abbaye is a lovely village with bistros, bars, art galleries, post office, pharmacy, a village shop and the stunning Abbey. It is also conveniently located for the airports at Tours, Nantes and Poitiers. Tours also enjoys excellent rail links to Paris and the South of France. The beautiful towns of