

## Pretty 2 bedroomed Longere in lovely Village

EXCLUSIVE



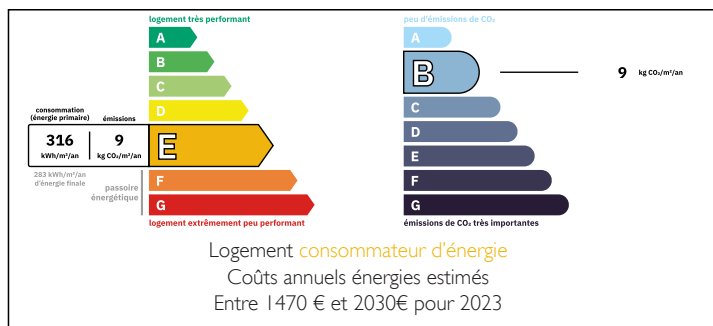
## INFORMATION

Town:	Vernoil-le-Fourrier
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	102 m2
Plot Size:	1145 m2

## IN BRIEF

Situated in the lovely village of Vernoil, with its Bars, Restaurant, Boulangerie, Supermarket, Vets, Garage and Health Centre. The property is in an ideal location to enjoy all the Loire Valley has to offer. Saumur and the river Loire are 20 minutes and the vineyards of Bourgueil and Chinon are literally the other side of the forest from Vernoil. Equidistant between Angers and Tours, there are TGV services to Paris and Bordeaux. There are scheduled flights from Tours to London Stansted. The car ferry at Caen is less than 3 hours distant 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.



## DESCRIPTION

The Property is approached via a drive to the rear. There is a large parking area and generous private gardens with mature trees and shrubs. Rear entrance lobby, Shower room with WC. Large kitchen with kitchen range oven. Access to Front Terrace. Corridor giving access to Living room and 2 bedrooms. There is a mezzanine above the second bedroom.

There is a Terrace/Patio to the front elevation. There is a lean-to outbuilding to the rear.

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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