

## Charming Little Cottage set in a holiday village near historic Montreuil Bellay

EXCLUSIVE



## INFORMATION

Town:	Montreuil-Bellay
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	96 m <sup>2</sup>
Plot Size:	100 m <sup>2</sup>

## IN BRIEF

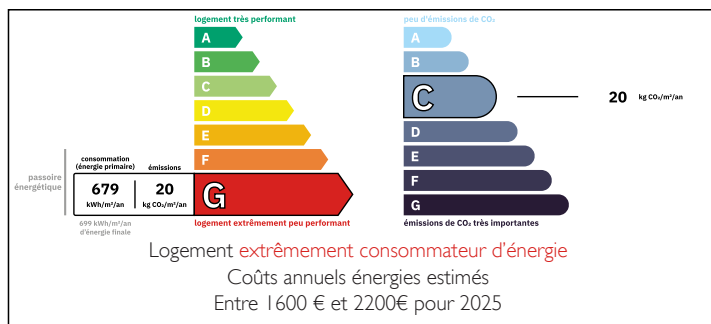
Step into a welcoming open-plan living area featuring a well-equipped kitchen, cozy wood-burning stove, and plenty of natural light. The cottage includes two comfortable bedrooms, a modern bathroom, and easy access to the outdoor spaces.

Outside, you'll find a private garden complete with a greenhouse, additional storage space, and two covered private parking bays—everything you need for relaxed living in a peaceful setting.

Whether you're seeking a serene getaway or a charming base to explore the Loire Valley, this lovely cottage is ready to welcome you.



## 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

Located in a tranquil holiday village, this delightful single-storey cottage offers the perfect blend of comfort, character, and convenience. Ideal as a holiday retreat or low-maintenance permanent home, this property is full of charm and practicality.

Surrounded by vineyards and woodland, just 3kms from the centre of the popular, historical town of Montreuil-Bellay with its Chateau, shops, bars and restaurants. In addition the town of Saumur is just a short drive the city of Tours is just over 1hrs drive with its airport and TGV train station.

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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