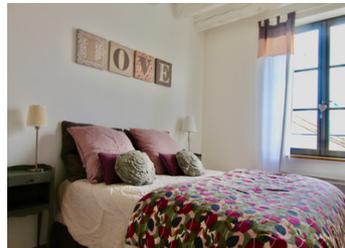


EXCLUSIVE! Gorgeous 2 bedroom village house in the heart of Montsoreau with cellar and outside space



INFORMATION

Town:	Montsoreau
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	25 m2



IN BRIEF

Montsoreau is a gem in the heart of the Loire Valley; a beautiful village overlooking the Loire it boasts a château, lots of places to eat and drink and a very well attended antique market. Tourists flock to the area, and with good reason! If you're looking for your own bolthole in the area, or a house you could easily rent out during the tourist season, this one is definitely worth a visit.

*Situated 12km from Saumur, 18km from Chinon, both of which have regular train services. TGV stations Tours (1 hour East) and Angers (1 hour West)

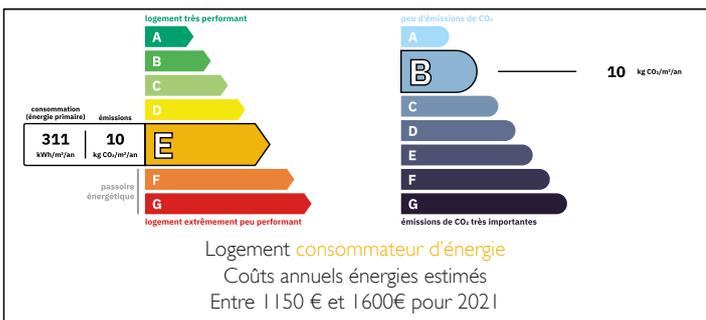
*Immaculately presented two bedroom house with sitting room, kitchen-diner, one shower room and 2 WCs, laid out over three floors

*courtyard terrace which provides a charming outside eating area

*large vaulted wine cellar

*Furnished sale preferred

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

Ground floor

Entrance from the pedestrian street directly to the courtyard (2,2m x 10,8m = 24,8m²)

Sliding glass doors to the kitchen/diner (3,1m x 5,4m = 17,1m²) which is attractively furnished. To the rear of the kitchen is a laundry space and WC of approx. 2m².

First floor

Sitting room (4,1m x 3,5m = 14,6m²) with window
Shower room ((1,9m x 1,6m = 3,2m²) with shower and vanity unit

Bedroom (3,2m x 3,3m = 10,7m²) with a window to the front of the house and parquet floor

Second floor

(Measurements taken at floor level, this is the loft space)

Bedroom (3,3m x 6,3m = 20,8m²) with storage space and WC, 2 velux windows

Courtyard

Leads to a bin store (approx 8m² includes the electric hot water tank) and a vaulted cellar with 'pressoir'

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