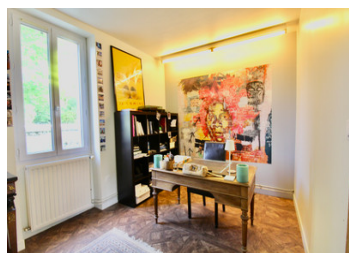


Beautiful stone house, 3 bedrooms, with a stunning private garden in walking distance of shops and services



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Beaumont-en-Véron |
| Department: | Indre-et-Loire    |
| Bed:        | 3                 |
| Bath:       | 2                 |
| Floor:      | 177 m2            |
| Plot Size:  | 4796 m2           |

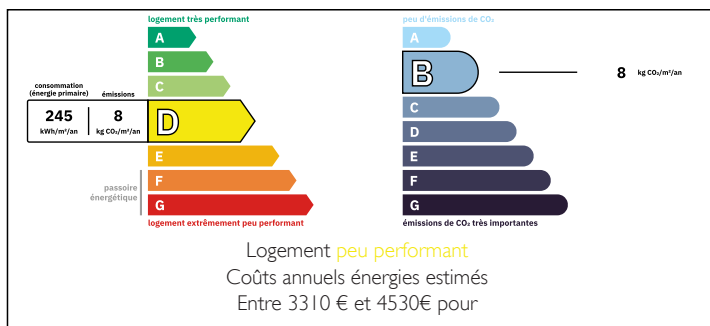


## IN BRIEF

In the heart of the beautiful Loire Valley lies the pretty village of Beaumont en Veron, close to Saumur, Chinon and the Loire Valley castles, close to the Vienne and Loire rivers, it is ideally placed for a countryside bolthole or a family home.

Walking distance to schools, market, shops and medical centre, it is located on a quiet street with little passing traffic. The property is surrounded by a huge garden with mature trees and entirely walled. The house has three or four bedrooms (one currently used as a study), a spacious living room and a large kitchen/diner ideal for entertaining. There is a large barn joined to the house which could be converted to make an independent living space for a teenager or older person.

## 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

The house comprises mostly ground floor living.

Spacious entrance hall area (5,1m x 3,9m = 20,5m<sup>2</sup>), leading directly into the open plan kitchen/dining room (7,1m x 3,7m = 26,4m<sup>2</sup>) which has a large kitchen island, and a window seat.

Off the entrance hall is a large family shower room (3,9m x 1,3m = 5,2m<sup>2</sup>) comprising double vanity unit, WC and shower.

To the left of the entrance hall is a classic French style living room with wooden parquet floor and exposed beams (6,8m x 5,9m = 40,6m<sup>2</sup>) it also has windows and a glazed door to the garden.

The master bedroom (3,4m x 5,3m = 18,3m<sup>2</sup>) and its private dressing room (3,4m x 3,9m = 13,4m<sup>2</sup>) are found to the left of the sitting room.

A further bedroom, currently used as an office, is to the rear of the sitting room overlooking the rear garden (2,7m x 5,5m = 15,2m<sup>2</sup>).

To the right of the house (beyond the kitchen diner) is a further ground floor bedroom (5,0 x 3,4 = 17,2m<sup>2</sup>) with a door and window to the front of the house. Leading through to a shower room (3,9m<sup>2</sup>) and a WC.

The barn (5,0m x 6,6m = 33,2m<sup>2</sup>), ideal for conversion, is currently accessed through the WC area, but has large wooden doors that open to the front garden. Stairs from the barn lead to a fourth bedroom (5,0 x 3,2 = 16,4m<sup>2</sup>) with shower and basin.

There is a further attic space which covers the length of the house,...