

2 houses with a total of 6 bedrooms and enclosed gardens in a vibrant village with all amenities .

EXCLUSIVE



INFORMATION

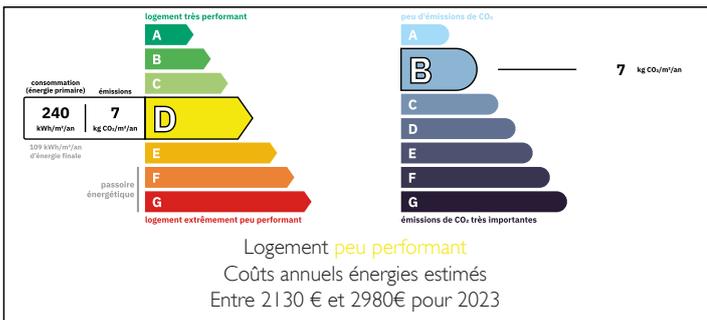
Town:	Vernantes
Department:	Maine-et-Loire
Bed:	6
Bath:	3
Floor:	251 m ²
Plot Size:	2170 m ²



IN BRIEF

Situated in the village of Vernantes which has all amenities including supermarket, bars, restaurants and boulangeries as well as a health centre. This property is 20 minutes from Saumur, Bourgueil and Noyant. It is equidistant between Tours and Angers with excellent transportation links. The Car Ferry at Caen is less than 3 hours drive.

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 enclosed and very private. It comprises of 2 separate houses.

The first house is a lovely Stone built house. It has a large veranda leading to a large kitchen. There is a hallway with a WC and utility a large dining room and separate sitting room. Upstairs there is a large bathroom and master bedroom leading directly to a second bedroom.

The second house is a stone barn conversion and it comprises the following: Veranda, Kitchen, Sitting room, large bedroom with ensuite shower and WC. Upstairs there are 3 bedrooms and a bathroom.

The gardens are enclosed with gated entrance. There is a garage workshop. There is hard standing for parking. The gardens are mainly mature trees, shrubs and lawn.

LOCAL TAXES

Taxe habitation: EUR

The property is in generally good condition but will need updating, refreshing and decoration.

This property is in a popular Gite rental area..

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES