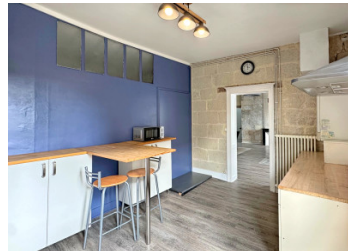


Stunning apartment in the centre of Saumur

EXCLUSIVE



INFORMATION

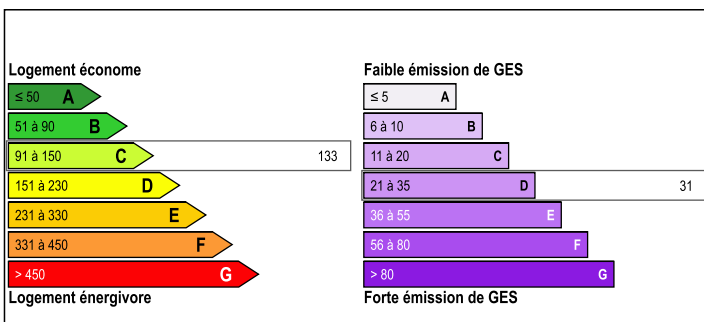
Town:	Saumur
Department:	Maine-et-Loire
Bed:	2
Bath:	2
Floor:	98 m2
Plot Size:	0 m2

IN BRIEF

This beautiful apartment is ideally situated in the centre of the historic town of Saumur. Set on the second floor of a characterful tufa stone building dating back to 1650, the property enjoys a peaceful position on a quiet street, just moments from one of the town's most historic and lively squares.

Perfectly proportioned, the apartment offers a harmonious blend of charm and practicality. Its thoughtful layout makes it an excellent choice for a couple seeking comfortable town-centre living, a delightful second home or the opportunity for a letting business, in one of the Loire Valley's most desirable locations.

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

This apartment is located in a building, on one of the many beautifully maintained and typical streets of Saumur. The apartment is accessed from the central courtyard via a stunning oak staircase.

Once inside this charming apartment, you will be greeted by a sunlit a spacious living room, leading to the rest of the property. A perfect space to entertain friends, or unwind with family.

From the main salon, in one direction is a the first bedroom with a fabulous en suite.

To the right from the living space is the compact but perfectly proportioned kitchen and an additional corridor leading to the second bedroom, again with a beautiful en suite..

The apartment has plenty of built in storage and enjoys mains drainage and town gas for heating and water.

The property has the benefit of off street parking and a small cave an excellent space for additional storage.

The Area:

Located in the centre of the bustling market town of Saumur, the property is 15 minutes walk to the train station one way and just 5 minutes walk from the stunning Chateau and its gardens in the other. Local primary and secondary schools, shops, pharmacies doctors, the theatre and many other facilities are just a few minutes walk away and Saumur is also situated directly on the Loire à Vélo cycle route. There are many excellent cafés and restaurants within a short walk. The heart of the town of Saumur is on the doorstep,...

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES