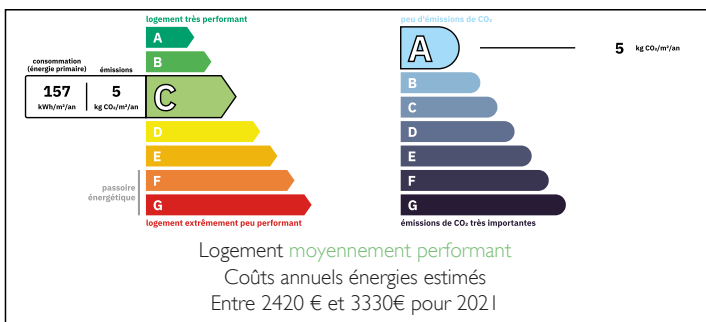


Beautiful stone property in the heart of the Loire Valley close to Saumur.



ENERGY - DPE



INFORMATION

Town:	Fontevraud-l'Abbaye
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	260 m2
Plot Size:	3340 m2

IN BRIEF

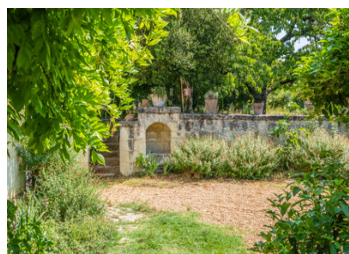
Nestled in a tranquil village near the historic town of Fontevraud-l'Abbaye and just a short drive from Saumur—with its stunning château and vibrant weekly market—this beautiful detached stone home is brimming with character and timeless charm.

Set on a generous 3,340 m² plot with mature trees, the property offers a true sanctuary, complete with a shaded terrace perfect for relaxing or entertaining.

Inside, you'll find two beautiful large reception rooms, a magnificent country style kitchen and three spacious bedrooms along with two well-appointed bathrooms, making it an ideal choice for a family home or a serene countryside retreat. Additional highlights include a garage with conversion potential and a delightful stone outbuilding ready for renovation—offering exciting possibilities for expansion or creative projects.

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 in detail:

Ground Floor

- Two front entrances leading into two beautiful, large and light reception rooms, 43 and 49m2 both with oak beams, stone walls and open fireplaces.
- Wooden stairs leading down into a large kitchen / dining area (49 m2) full of character with beams and large open fireplace.
- Off the kitchen : scullery, shower room and toilet.
- Beautiful, large, shaded terrace accessed from the kitchen

First Floor

- Beautiful wooden staircase leading from one of the reception rooms up to a gorgeous mezzanine of 22m2 with oak beams and lots of charm. Perfect as a reading room or snug.
- 2 double bedrooms with wooden floors
- Beautiful master bedroom with wooden floor, fitted storage with oak doors and free standing bath.
- Bathroom with tiled shower and fitted sink
- WC
- Small dressing room

The Outbuildings

- Large garage (50m2) with laundry and boiler room. This room has been finished to a high standard inside and would be easy to convert into a studio / apartment. There is an internal staircase with front entryway.
- The house has a recently fitted heat pump system and the roof is in very good condition.
- Extensive outbuilding (100m2) built over two levels with working oven, separate small garden and street entrance. Easy to convert, it would make a fabulous holiday gite.
- several very dry cellars, one of which is spectacular with its wine press, where a well with a new pump is located.

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES