

A charming 4-bedroom character property With swimming pool close to the Loire North of Saumur

EXCLUSIVE



INFORMATION

Town:	Gennes-Val-de-Loire
Department:	Maine-et-Loire
Bed:	4
Bath:	3
Floor:	146 m2
Plot Size:	10482 m2

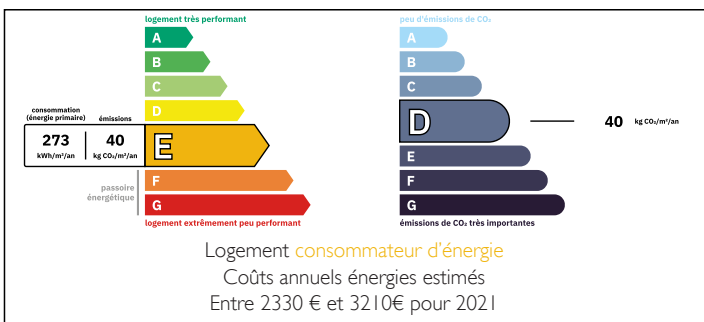
IN BRIEF

A truly stunning property with its own corner Turret, situated in a quiet rural hamlet Close to the charming village of "Les Rosiers Sur Loire"

The spacious mature gardens on either side of the property, overlook the swimming pool and the larger field that could be suitable for a horse or other animals.

The large swimming pool providing and escape from the hot summer Sun!

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 spacious mature gardens on either side of the property, overlook the swimming pool and the larger field that could be suitable for a horse or other animals.

The large swimming pool providing and escape from the hot summer Sun!

There is a very large barn with three attached storage lockers that is currently used to house outside furniture and swimming pool equipment.

The house itself oozes with character, a mix of local stone and old wooden beams really show the history of this property not forgetting metal gate to the dining room which maybe suggests a previous use in its long history.

The comfortable lounge the large fireplace with a wood burner at his heart, ideal for use in those winter evenings.

The large social kitchen is well equipped and enjoys direct access to the garden and barbeque area.

To the rear of the property is a self-contained bedroom and bathroom accessed externally from the kitchen

Upstairs there are three bedrooms, one at either end of the property and one which is a typical walk-through bedroom in the middle in addition to the upstairs bathroom.

Whether you seek a holiday or permanent home, this property really is located in the perfect location with direct access to the tourist town of Saumur and Angers.

In addition to the excellent road networks, the village has the benefit of a train station with direct access to either Saumur or Angers where you can access additional services to Nantes in the West and Paris and beyond...

LOCAL TAXES

Taxe habitation:

EUR

NOTES