

A renovator's dream! Lovely town house, with garden in the bustling market town of Saumur.

EXCLUSIVE



INFORMATION

Town:	Saumur
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	121 m2
Plot Size:	224 m2

IN BRIEF

This lovely town house has bucket loads of potential! Ready to renovate, it would make a gorgeous family home, Air B&B business or several apartments to rent. With a garden, off street parking and only a few steps from shops, bars and restaurants, it is perfectly situated. Close to the centre of Saumur, it is within 10 minutes walk to the train station, with high speed links to Angers, Tours and Paris. This is a must see property for anyone looking for a renovation or investment opportunity.



ENERGY - DPE

DPE not required.

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 foncière: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

You enter the property into a hallway with access to the downstairs rooms and a lovely wooden staircase to the upper floors. On the left is a room (7m²) with possible window to the garden. On the right is a reception room, with corner kitchen, fireplace, ceiling rose and wooden floors.. There is a further reception room (12m²), bathroom, laundry and separate WC.

On the first floor, bedroom 1 (13.4m²) is a lovely light room with double aspect windows, wooden floor and door to a bathroom. The bathroom (3.50m²) is light and airy with a lovely large window, and separate WC. Bedroom 2, (12m²) has fitted cupboards and large window to the front. Also on this floor, you will find a huge, lovely light space ((52m²) with kitchen area, 3 windows, and access to a further room (21m²) with 2 windows and 2 fireplaces.

On the second floor is an attic space ready for development, with two rooms (15m²) and (18.60m²)

Outside Space

The property has a good sized garden and off street parking accessed through a gate.

The Area

Between Angers and Tours, the city of Saumur is in the heart of the Loire Valley. Famous for it's chateau, Cadre Noir and wine, the city attracts many international visitors each year. Home to a military academy and horse riding school, it also has many great schools, colleges and a new university. With all its amenities and gorgeous historic centre, it is the perfect town for visitors and...