

Lovely Loire Valley village townhouse with 4 bedrooms, swimming pool, summer house and barn.

EXCLUSIVE



INFORMATION

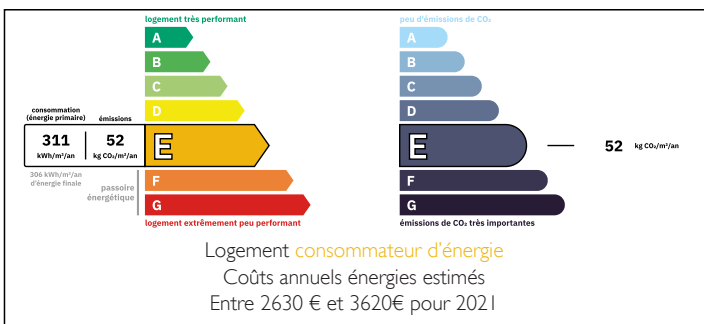
Town:	Lué-en-Baugeois
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	184 m ²
Plot Size:	1694 m ²



IN BRIEF

At the heart of this characterful house is the cosy sitting room, perfect for family dining or relaxing in front of the log-burning stove. The fully-fitted kitchen leads through to a lovely, light garden room. 4 bedrooms are arranged over 2 floors, which feel spacious and airy with wide corridors and storage neatly tucked into unused spaces. There is a WC and basin, plus a well-sized bathroom which enjoys glorious views over the garden and fields beyond. The tower staircase is impressive and features vaulted and beamed ceiling, slate and stone. A 'pressoir' has been beautifully renovated to create the summer house, with vaulted and beamed ceiling, kitchen / dining area and sauna with shower-room. The barn has a garage, workshop and garden storage, with potential to create a gîte or workshop. There is a well-maintained 'cave' accessible between...

ENERGY - DPE



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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

**** UNDER OFFER**** A beautifully presented four-bedroom house with swimming pool ~ full of character and charm ~ located in the centre of a lovely Loire Valley village. Original features such as 'tomette' natural terracotta floor tiles, 'tuffeau' limestone, oak beams and William Morris wallpapers have been retained in good condition, giving the property a wonderful period feel. Whether as a spacious holiday home or flexible permanent residence, this characterful property is in good condition and ready to move into right away.

The house comprises:

Ground Floor:

Entrance hallway [1.7m²]

Sitting Room with log-burning stove [43m²] - 2 sets of patio doors opening onto the front rose garden.

Shower Room with WC & utility [4.3m²]

Fully-Fitted Kitchen [14m²]

Garden Room / Conservatory [6.5m²] leading to a terrace [16m²] and steps to the garden.

Corridor with under-stairs storage and fitted cupboard; Tower Staircase leading to:

1st Floor:

Corridor with built-in storage leading to -

Master Bedroom [18m²],

Bedroom 2 [18m²],

Bathroom [7.86m² over 1.8m ceiling height].

2nd Floor:

Corridor with built-in storage leading to -

Bedroom 3 [11m²],

Bedroom 4 [23m²],

WC with basin [1.8m²].

Outside:

Pressoir converted into a superb Summer House with bar and dining area, Shower room with sauna, WC [35m² total]. Two-room cellar [17m² total].

Large stone-built barn with 5 sections : 2 garages [35m² & 16m²]; 2 Stores [21m² & 9m²]; workshop

LOCAL TAXES

Taxe foncière: 1023 EUR

Taxe habitation: 1106 EUR

NOTES