

Ref: A26085MNL49

Price: 368 000 EUR

agency fees to be paid by the seller

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



INFORMATION

Town: Lué-en-Baugeois

Department: Maine-et-Loire

Bed: 4

Bath: 2

Floor: 184 m2
Plot Size: 1694 m2













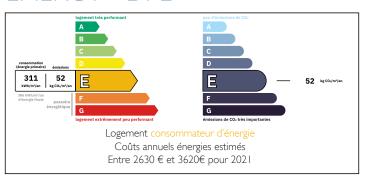
IN BRIEF

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.





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LOCAL TAXES

Taxe foncière: 1023 EUR

Taxe habitation: EUR

NOTES

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

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