

## Beautiful stone barn renovation in a fabulous French village

EXCLUSIVE



## INFORMATION

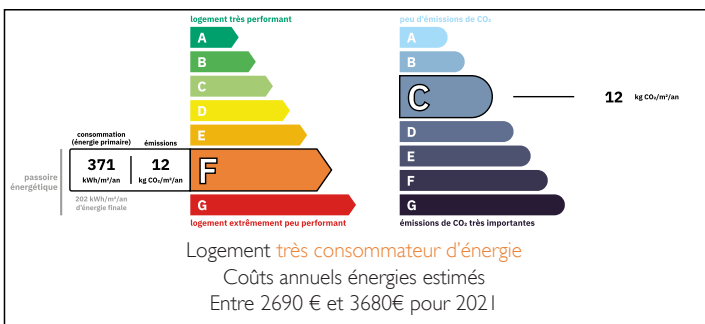
Town:	Nueil-sur-Layon
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	136 m2
Plot Size:	265 m2

## IN BRIEF

Fabulous and fully restored stone built village home with three bedrooms, large living and dining space and beautiful enclosed private garden.



## 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

A wonderfully restored stone built village home with three bedrooms, large living and dining space and beautiful enclosed, private garden make this a glorious home. Perfect as a second residence or a family home.

A rare opportunity to own a home of this nature in a busy French village close to the towns of Montreuil-Bellay and Doué la Fontaine. This home is beautifully decorated to ensure all of the buildings original history is retained, but perfect for modern living. The house comprises, 3 bedrooms, with 2 bathrooms, an open plan living and dining space, ready to be occupied immediately.

The house also has a lovely walled garden to the front that could easily accommodate a small swimming pool or hot tub.

## LOCAL TAXES

Taxe habitation: EUR

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES