

Stunning Townhouse in the Centre of Historic Saumur

EXCLUSIVE



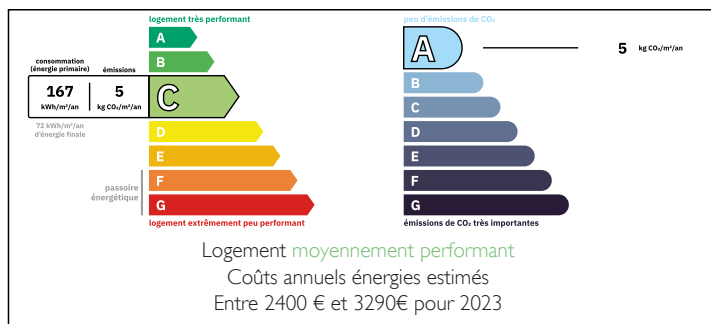
INFORMATION

Town:	Saumur
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	189 m2
Plot Size:	0 m2

IN BRIEF

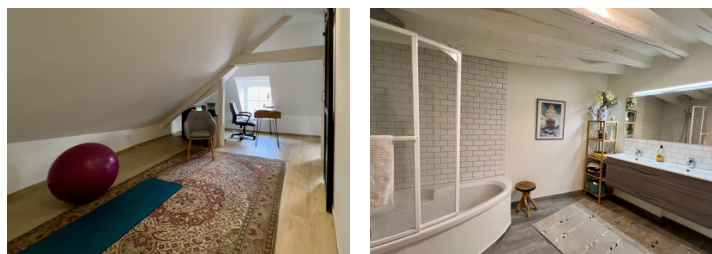
A stunning example of a 16th century French town house, located in the heart of the Loire Valley. This home has been recently renovated and updated to a very high standard. Beautifully decorated throughout, with a practical layout that can be easily changed to create a wonderful holiday home or fantastically located primary residence. Although this home does not benefit from its own garden, Place Saint Pierre and all its cafes are on your doorstep.

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

This beautiful private residence is located in Saumur's most historic square, Place Saint Pierre, the gem at the centre of the town. The accommodation is arranged over three floors after the private ground floor entrance. First floor, a spacious salon, WC and Family kitchen. Second floor, Bedroom 1, a second sitting room/bedroom 2, large study/bedroom 3 and a good sized bathroom with corner bath/shower, WC and double sink unit. Third floor, Master bedroom, second bathroom with Italian shower, double sink unit and WC and a study/yoga room.

The room layout offers flexibility for creating more bedrooms or retaining additional living space throughout.

The Area:

Located in the centre of the bustling market town of Saumur, the property is 15 minutes walk to the train station one way and just 5 minutes walk from the stunning Chateau and its gardens in the other. Local primary and secondary schools, shops, pharmacies, doctors, the theatre and many other facilities are just a few minutes walk away and Saumur is also situated directly on the Loire à Vélo cycle route. There are many excellent cafés and restaurants within a short walk. The heart of the town of Saumur is on the doorstep, with day-to-day amenities and larger shops. Saumur is close to the A85 motorway. Angers is at 61km, Tours is at 84km, Le Mans at 95km.

Some nearby tourist attractions include;

- Chateau de Saumur
- Chateau de Montreuil Bellay
- Montsoreau, classified among the most beautiful villages in France is just...

LOCAL TAXES

Taxe foncière: 2044 EUR

Taxe habitation: EUR

NOTES