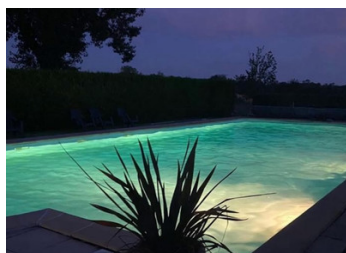
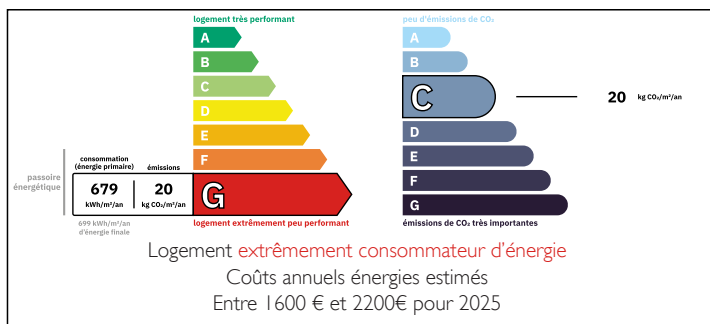


Charming Little Cottage set in a holiday village near historic Montreuil Bellay

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montreuil-Bellay
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	96 m ²
Plot Size:	100 m ²

IN BRIEF

Step into a welcoming open-plan living area featuring a well-equipped kitchen, cosy wood-burning stove, and plenty of natural light. The cottage includes two comfortable bedrooms, bedroom one provides ample space for a double bed, bedroom two is perfect for a single or guest accommodation. The two bedrooms have access to a compact, modern bathroom with a spa bath and integrated shower. To the rear of the property is easy access to the spacious terrace and garden..

Once outside, you'll find a private garden complete with a fabulous covered terrace, perfect for summer barbecues, a greenhouse and plenty of additional storage space,. The exterior is completed with two covered private parking bays and delivers everything you need for relaxed, easy living in a peaceful setting.

Whether you're seeking a quiet getaway or a lovely cottage, perfectly set to explore the Loire...

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 habitation: EUR

NOTES

DESCRIPTION

Located in a tranquil holiday village, this delightful single-storey cottage offers the perfect blend of comfort, character, and convenience. Ideal as a holiday retreat or low-maintenance permanent home, this property is full of charm and practicality.

This beautiful little stone built cottage is part of a permanent community set within a wonderful holiday community. This lovely little holiday village has the most fabulous communal swimming pool, a lovely restaurant and bistro bar. These are all available for use by the owners of the cottage as part of your purchase..

In addition the site offers lots of space for dog walking or a lovely environment to stretch your legs. Beyond the immediate landscaped gardens, there are numerous cycling and walking paths that wind throughout the local area and beyond into the Loire Valley and Deux Sevres..

Vineyards and woodland surround the village. It's also just 3kms from the centre of the popular, historical town of Montreuil-Bellay with its Chateau on the banks of the Thouet, shops, bars and restaurants. In addition the town of Saumur is just a 20 minute drive and the city of Tours is just over 1hrs drive, with an airport open year round and TGV train station, linking directly to Paris in a little over an hour..

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