

Beautiful restored 18thC 4 bedroom Longere in a lovely location near vibrant village.

EXCLUSIVE



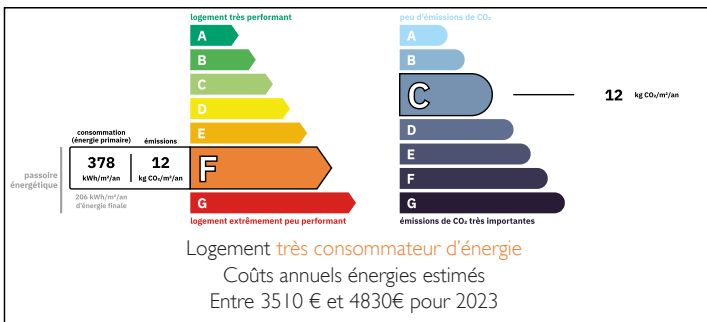
INFORMATION

Town:	Mouliherne
Department:	Maine-et-Loire
Bed:	4
Bath:	3
Floor:	138 m ²
Plot Size:	3344 m ²

IN BRIEF

Situated in a small hamlet near the village of Mouliherne. Saumur and the Loire is 25 minutes away. The property is equidistant between Angers and Tours with TGV links to Paris and Flights from Tours to London Stansted. It is ideally located to take advantage of this historic region. The car ferry at Caen is less than 3 hours drive.

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

The property is a traditional longere and has been sympathetically renovated to a high standard. The accommodation comprises the following:

Fitted kitchen with feature fireplace, Sitting room with fireplace. stairs rising to main bedroom with en-suite bathroom with shower and WC. There is a stone balcony for sitting and enjoying the sunset and surrounding landscape.

The ground floor accommodation then continues into a hallway giving access to a large bedroom and en-suite shower room and WC. There is then a further large sitting room with fireplace and a second staircase rising to a first floor landing. There are 2 large bedrooms and a further family bathroom and WC.

The conversion was conceived so that the accommodation could be separated for guest and/or Bed and Breakfast potential.

Attached to the property is a large workshop and storage area. To the rear is a covered area for wood storage and shaded seating.

Outside there is a gravel drive leading to a large gravelled courtyard to the front with a separate stone outbuilding and stone well. The rear gardens are mainly laid to lawn with mature trees and shrubs. The rear garden is entirely surrounded by hedges to give complete privacy.

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

LOCAL TAXES

Taxe foncière: **770 EUR**

Taxe habitation: **EUR**

NOTES