

Stunning 5 bedroom townhouse with private garden



INFORMATION

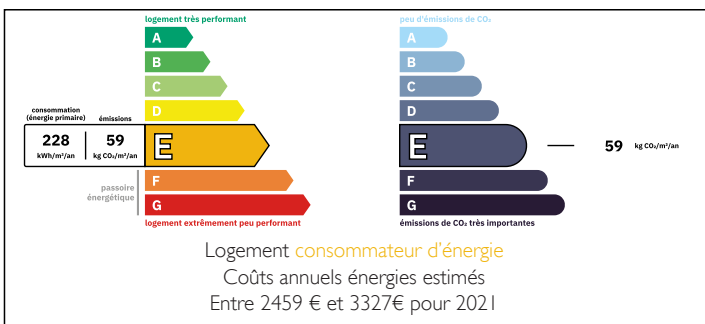
Town:	Saumur
Department:	Maine-et-Loire
Bed:	5
Bath:	4
Floor:	141 m ²
Plot Size:	109 m ²

IN BRIEF

In a prime location close to the centre of Saumur, this exquisite home offers a perfect blend of classic charm and modern comfort.

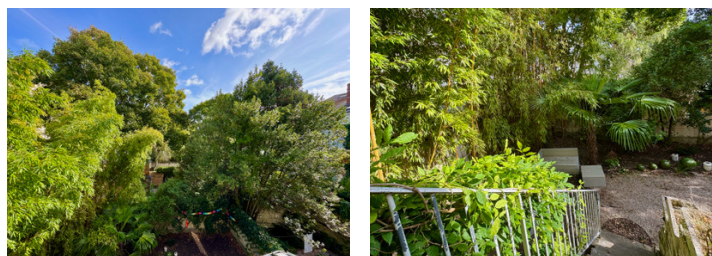
Set over three storeys,, this spacious and beautifully presented property is ideal for family living. The ground floor provides cozy living space for relaxation; family life and entertaining. A unique conservatory, a fabulous garden and private garage parking are the jewels in the crown of this property.

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.



LOCAL TAXES

Taxe foncière: 1938 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful town house offers the following accommodation.

Ground Floor

An elegant entrance hall leads to a bright and inviting living room, featuring a cozy fireplace, ideal for creating a warm atmosphere on cooler evenings. Adjacent, the generous dining room offers the perfect setting for family meals or hosting guests.

The fitted and fully-equipped kitchen, complete with a hob, oven, and extractor hood, is a chef's dream. A separate toilet and a delightful veranda, overlooking the garden, complete this floor, providing a seamless connection between indoor and outdoor living. Easy access to the integrated garage completes an ideal ground floor setting.

First Floor

A graceful staircase leads you to the first floor, where you'll find two spacious and beautifully appointed bedrooms, and en suite bathroom.

Second Floor

The top floor features two additional well-sized bedrooms, perfect for children, guests, or a home office. A modern shower room serves this floor, providing both practicality and style.

Garden Level

The garden level offers a wealth of possibilities, a perfect space for remote work or simple relaxation. This level also includes a cellar, ideal for storage..

With its thoughtful design and prime location, this home offers an exceptional quality of life in one of Saumur's most sought-after areas. Whether you're enjoying quiet moments in the living room, entertaining in the dining room, or relaxing in the garden, this property is the epitome of comfort, elegance, and functionality.

The Area: