

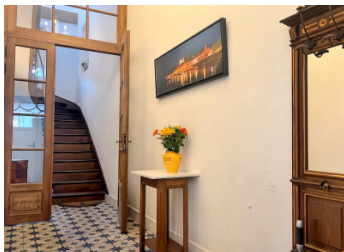
Exceptional Stone House with Apartment, Shop & Business Premises on a Quiet Street in the Heart of Saumur

EXCLUSIVE



INFORMATION

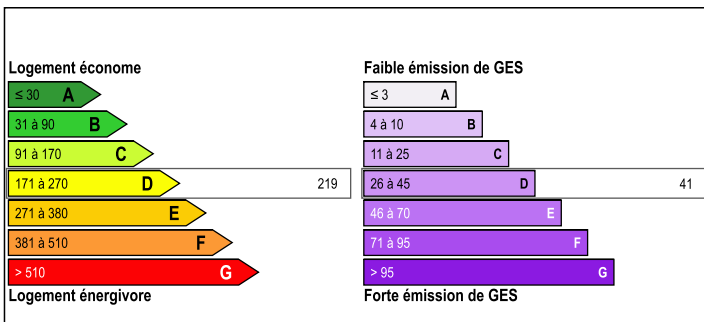
Town:	Saumur
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	225 m2
Plot Size:	329 m2



IN BRIEF

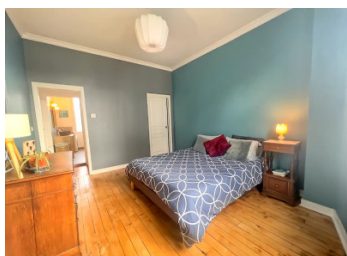
A rare opportunity to acquire a beautifully refurbished, stunning stone property on a quiet street in the heart of Saumur. Combining a main residence, independent fully furnished apartment, commercial premises, and future expansion potential, this exceptional home offers charm, flexibility, and modern comfort in the Loire Valley.

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

Situated on a quiet street in the hyper centre of Saumur, just a short walk from shops, schools, restaurants, and all local amenities, this beautifully refurbished stone house is a rare and highly versatile property combining elegant living, rental income potential, and business premises.

The property has been renovated to the highest standards, including a state-of-the-art reversible heating and air-conditioning system, all-new double-glazed windows, and a new roof, ensuring modern comfort, energy efficiency, and peace of mind. The second floor remains to be completed, offering an excellent opportunity to personalise the space and further enhance value.

Property Layout & Features

Ground Floor – Self-Contained Apartment

Independent fully furnished one-bedroom apartment

Bedroom, bathroom, sitting room, and fitted kitchen

Direct access to a secluded courtyard garden

Currently run as a successful AirBnB rental with 5 star reviews, this apartment will come fully furnished with everything needed for the business. Ideal for rental income, guests, or multi-generational living

First Floor – Main Living Accommodation

Spacious and light-filled living and dining room

New, fully fitted kitchen

Bedroom with walk in closet

Bathroom and closet with laundry room space.

High-quality finishes throughout

LOCAL TAXES

Taxe foncière: **3500 EUR**

Taxe habitation: **EUR**

NOTES